



TENDER DOCUMENT FOR  
HIRING THE SERVICES OF CONSULTANT

FOR  
**(PROJECT-A)**

**PREPARATION OF FEASIBILITY REPORT  
FOR CONSTRUCTION OF BUILDING  
PROJECT AT PLOT NO.7, F-6/G-6, BLUE  
AREA, JINNAH AVENUE, ISLAMABAD**

REAL ESTATE,  
STATE LIFE BUILDING #. 5,  
BLUE AREA, JINNAH AVENUE,  
ISLAMABAD.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 7, SURVEY No. 3009, F-6/G-6, BLUE AREA, JINNAH AVENUE, ISLAMABAD.**

State Life Insurance Corporation of Pakistan invites sealed bids for the appointment of Consultant for the above mentioned job.

- A.** Interested consultant firms/ consultants may download the document from the SLIC website [www.statelife.com.pk](http://www.statelife.com.pk).
- B.** Bids in the given format, duly signed, stamped and complete in all respect should be submitted on the date/ time as stipulated by e-PADS.
- C.** Interested Firms/ Person must ensure that all the relevant details/ documents are submitted as desired in the tender. Incomplete documents received without undertaking, valid documentary evidence, supporting documents or are unsealed, unsigned or not stamped, late submitted will not be considered. In general, use of blanko, whito is prohibited. The quotation can be rejected if blanko, whito is used to correct the financial figures.

**Note:** STATE LIFE may reject any or all bids at any time prior to the acceptance of award.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 7, SURVEY NO.3009, F-6/G-6, BLUE AREA, JINNAH AVENUE, ISLAMABAD.**

State Life Insurance Corporation of Pakistan owns 01 Existing Building 07 PHASE-II & attached vacant plot on Jinnah Avenue Road Islamabad. The areas of the Existing Building and vacant plot are given below;

i.	Existing Building (142'x160').....	22720 Square Feet
ii.	Vacant Plot (100'x160') .....	16000 Square Feet
	Total.....	38720 Square Feet

We have only the requirement of feasibility Report for vacant plot of area 16000 sq.ft., It is proposed to hire services of Consultant for preparation of feasibility report for construction of Real Estate Projects of above vacant plot. The Consultant will survey the market, obtain necessary data, study the types of projects that can be constructed, approval mechanism, work out estimate, total investment and return along with comparison with traditional mode of investment in Bonds.

**1. Eligibility Criteria for Consultant:**

- i.** Registration as Consultant with PEC or PCATP
- ii.** NTN Registration
- iii.** Sales Tax Registration
- iv.** Minimum 5 Years' Experience in relevant Discipline.
- v.** Mandatory submission of an 'Undertaking' that the firm is not blacklisted by any Provincial, Federal Government Department, Agency, Organization, autonomous-body or Private Sector Organization anywhere in Pakistan.

### Post-Qualification Criteria

Sr. #	Name of Consultants	Company Profile N or SALES TAX Registration	Financial Statement/ Bank Certificate	Jobs completed in last 5 yr (2 marks per job)	Registered in PEC or PCATP	Technical Staff Strength	Undertaking that Firm is not Black listed	Marks Obtained	Remarks
		(20)	(15)	(20)	(15)	(20)	(10)	(100)	
1									
2									
3									
4									
5									
6									

NB:- Qualifying Marks = 70

#### 2. Assignment of Consultant/ Scope of Work:

- i. Consultant will prepare feasibility report for construction of Real Estate projects on State Life Building No.7, Survey No. 3009, China Chowk, Blue Area, Islamabad.
- ii. **Consultant will survey the area; suggest type of project like Office buildings, Mix use Building etc., that can be constructed on these plots.**
- iii. Study building by laws of Cantonment Board/ CDA/ Approving authority for calculating construction area taking into account FAR & number of floors to be built as by laws.
- iv. To work out the authorities from whom approvals will be required for the project.
- v. Prepare estimated cost based on per sq.ft., rates and projected cost for at-least 03 years.
- vi. Make financial calculations regarding Investment in following models;

- a. All investment by State Life
  - b. 30% to 50% investment by other party
  - c. Complete project to be sold on booking
- vii. Comparison of payback period with investment return of PIBs (Pakistan Investment Bonds)

**3. Time Period for preparation of report**

30 days from date of acceptance of letter of award by Consultant.

**4. Provision of Data:**

Client will provide the available data to Consultant if required. Any other data required by Consultant for report will arranged by them.

**5. Addressing the queries:**

Consultant will address the queries raised by Client on the report till its finalization & acceptance. After acceptance of report, 03 sets of report duly signed & stamped by Consultant to be provided to client along-with its soft copy in word & pdf.

**6. Payment:**

State Life will pay the bill of Consultant after acceptance of report.

**7. Black listing Policy.**

In case of negligence of the consultant, STATE LIFE has the right to take action against the consultant as per State Life Blacklisting policy.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 7, SURVEY NO.3009, F-6/G-6, BLUE AREA, JINNAH AVENUE, ISLAMABAD.**

**SPECIAL CONDITIONS**

<b>01.</b>	Date of Commencement of Work	After acceptance of letter of award.
<b>02.</b>	Time of Completion from the date of commencement of Work	30 days from date of acceptance of letter of award
<b>04.</b>	Bid/ Bid validity period	90 days
<b>05.</b>	Mode of Payment	Through bill raised by Consultant after acceptance of report by State Life.
<b>06.</b>	Deductions	All applicable government taxes and any deduction due to delay in completion of work.

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**SEAL & SIGNATURE OF CONSULTANT**

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO.7, SURVEY No.3009, F-6/G-6, BLUE AREA, JINNAH AVENUE, ISLAMABAD.**

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**CONTRACT PRICE**

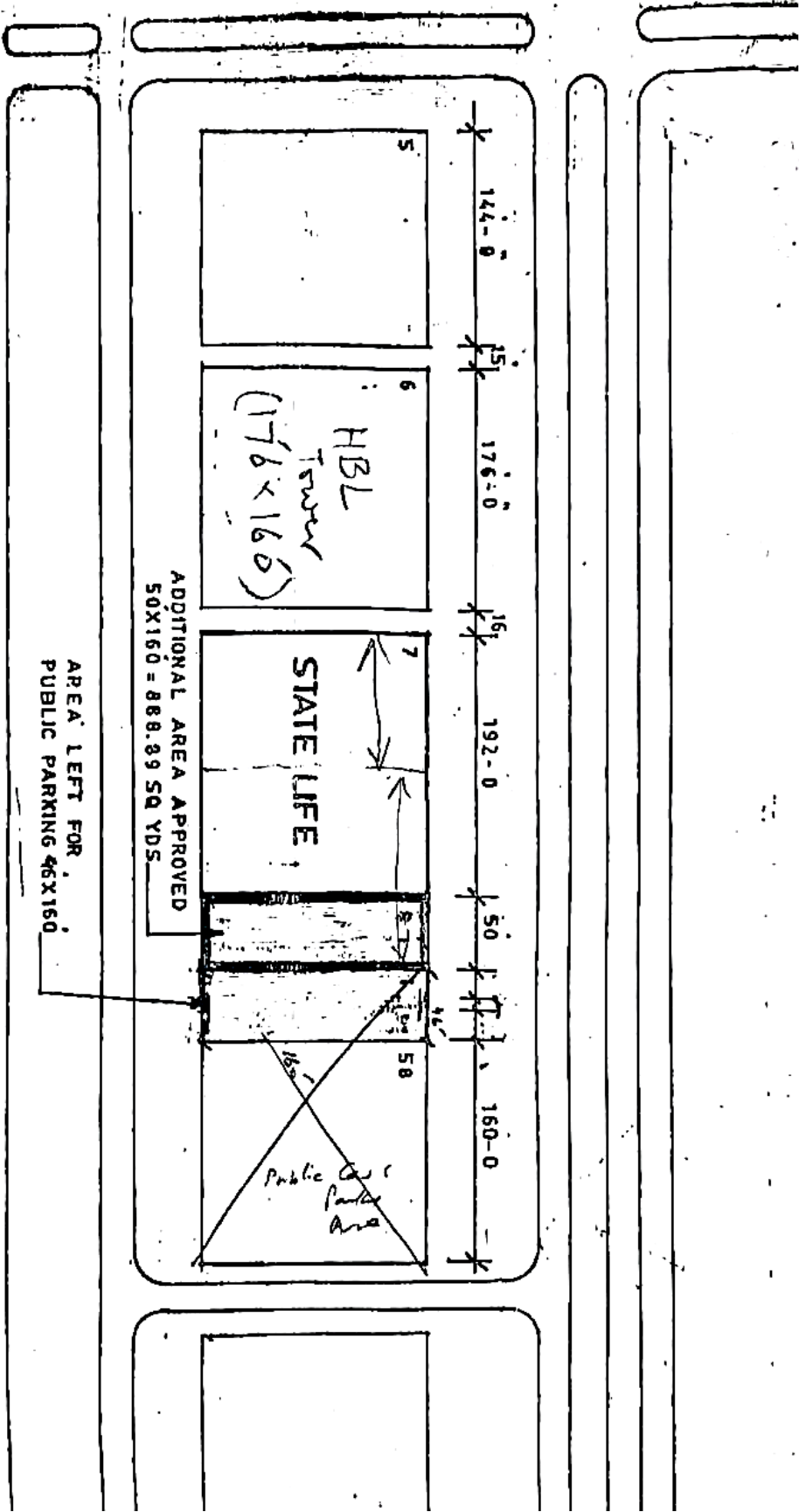
Having read the details of the work above, we hereby submit our bid with following rates quoted in % (percentage) basis;

<b>S. No.</b>	<b>Preparation of feasibility report for projects</b>	<b>Rs.</b>
1	Consultant's Fee (Lump sum)	

**Note:** Price quoted must be inclusive of;

- i. Charges for preparation of feasibility report, survey of site, transportation, wages to staff etc.
- ii. All prevailing taxes including, Income Tax, Sales Tax, Professional Tax etc.
- iii. Printing of drawings, photocopies, reports etc.

**Seal & Signature of Consultant**



LAYOUT OF STATE LIFE BUILDING NO. 7

ADDITIONAL AREA APPROVED  
50X160 = 888.89 SQ YDS

AREA LEFT FOR  
PUBLIC PARKING 46X160

HBL  
Tower  
(176 x 160)

STATE LIFE

Public Use  
Parking  
Area

144'-0"

176'-0"

192'-0"

160'-0"

5

6

7

58





TENDER DOCUMENT FOR  
HIRING THE SERVICES OF CONSULTANT

FOR  
**(PROJECT-B)**

**PREPARATION OF FEASIBILITY REPORT  
FOR CONSTRUCTION OF BUILDING  
PROJECT AT PLOT. 150-B, MAIN ALLAMA  
IQBAL ROAD MIRPUR AZAD KASHMIR.**

REAL ESTATE,  
STATE LIFE BUILDING #. 5,  
BLUE AREA, JINNAH AVENUE,  
ISLAMABAD.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 150-B, MAIN ALLAMA IQBAL ROAD MIRPUR AZAD KASHMIR.**

State Life Insurance Corporation of Pakistan invites bids for the appointment of Consultant for the above mentioned job.

- A.** Interested consultant firms/ consultants may download the document from the SLIC website [www.statelife.com.pk](http://www.statelife.com.pk).
- B.** Bids in the given format, duly signed, stamped and complete in all respect should be submitted on the date/ time as stipulated by e-PADS.
- C.** Interested Firms/ Person must ensure that all the relevant details/ documents are submitted as desired in the tender. Incomplete documents received without undertaking, valid documentary evidence, supporting documents or are unsealed, unsigned or not stamped, late submitted will not be considered. In general, use of blanko, whito is prohibited. The quotation can be rejected if blanko, whito is used to correct the financial figures.

**Note:** STATE LIFE may reject any or all bids at any time prior to the acceptance of award.

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 150-B, MAIN ALLAMA IQBAL ROAD MIRPUR AZAD KASHMIR.**

State Life Insurance Corporation of Pakistan owns vacant plot on main Allama Iqbal Road, Mirpur, Azad Kashmir. The areas of the vacant plot are given below;

- iii. Vacant Plot (2.5 KANALS)..... 13460 Square Feet

It is proposed to hire services of Consultant for preparation of feasibility report for construction of Real Estate Projects on these plots. The Consultant will survey the market, obtain necessary data, study the types of projects that can be constructed, approval mechanism, work out estimate, total investment and return along-with comparison with traditional mode of investment in Bonds.

**8. Eligibility Criteria for Consultant:**

- i. Registration as Consultant with PEC or PCATP
- ii. NTN Registration
- iii. Sales Tax Registration
- iv. Minimum 5 Years' Experience in relevant Discipline.
- v. Mandatory submission of an 'Undertaking' that the firm is not blacklisted by any Provincial, Federal Government Department, Agency, Organization, autonomous-body or Private Sector Organization anywhere in Pakistan.

### Post-Qualification Criteria

Sr. #	Name of Consultants	Company Profile N or SALES TAX Registration	Financial Statement/ Bank Certificate	Jobs completed in last 5 yr (2 marks per job)	Registered in PEC or PCATP	Technical Staff Strength	Undertaking that Firm is not Black listed	Marks Obtained	Remarks
		(20)	(15)	(20)	(15)	(20)	(10)	(100)	
1									
2									
3									
4									
5									
6									

NB:- Qualifying Marks = 70

#### 9. Assignment of Consultant:

- i. Consultant will prepare feasibility report for construction of Real Estate projects on State Life Building at plot No.150-B, Main Allama Iqbal Road, Mirpur, Azad Kashmir.
- ii. **Consultant will survey the area; suggest type of project like Office buildings, Mix use Building etc. that can be constructed on these plots.**
- iii. Study building by laws of Cantonment Board/ CDA/ Approving authority for calculating construction area taking into account FAR & number of floors to be built as by laws.
- iv. To work out the authorities from whom approvals will be required for the project.
- v. Prepare estimated cost based on per sq.ft., rates and projected cost for at-least 03 years.
- vi. Make financial calculations regarding Investment in following models;
  - a. All investment by State Life
  - b. 30% to 50% investment by other party
  - c. Complete project to be sold on booking
- vii. Comparison of payback period with investment return of PIBs (Pakistan Investment Bonds)

**10. Time Period for preparation of report**

30 days from date of acceptance of letter of award by Consultant.

**11. Provision of Data:**

Client will provide the available data to Consultant if required. Any other data required by Consultant for report will arranged by them.

**12. Addressing the queries:**

Consultant will address the queries raised by Client on the report till its finalization & acceptance. After acceptance of report, 03 sets of report duly signed & stamped by Consultant to be provided to client along-with its soft copy in word & pdf.

**13. Payment:**

State Life will pay the bill of Consultant after acceptance of report.

**14. Black listing Policy.**

In case of negligence of the consultant, STATE LIFE has the right to take action against the consultant as per State Life Blacklisting policy

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 150-B, MAIN ALLAMA IQBAL ROAD MIRPUR AZAD KASHMIR.**

**SPECIAL CONDITIONS**

<b>01.</b>	Date of Commencement of Work	After acceptance of letter of award.
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<b>06.</b>	Deductions	All applicable government taxes and any deduction due to delay in completion of work.

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**SEAL & SIGNATURE OF CONSULTANT**

**HIRING OF CONSULTANT FOR PREPARATION OF FEASIBILITY REPORT FOR CONSTRUCTION OF BUILDING PROJECT AT PLOT NO. 150-B, MAIN ALLAMA IQBAL ROAD MIRPUR AZAD KASHMIR.**

**CONTRACT PRICE**

Having read the details of the work above, we hereby submit our bid with following rates quoted in % (percentage) basis;

<b>S.No.</b>	<b>Preparation of feasibility report for projects</b>	<b>Rs.</b>
1	Consultant's Fee (Lump sum)	

**Note:** Price quoted must be inclusive of;

- iv. Charges for preparation of feasibility report, survey of site, transportation, wages to staff etc.
- v. All prevailing taxes including, Income Tax, Sales Tax, Professional Tax etc.,
- vi. Printing of drawings, photocopies, reports etc.

**Seal & Signature of Consultant**

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LAYOUT OF PLOT 150-B ALLMA IQBAL ROAD MIRPUR AZAD  
KASHMIR.

