

MILITARY LANDS & CANTONMENT DEPTT
BAHAWALPUR CANTONMENT BOARD

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NOTICE INVITING E-BIDDING REQUEST FOR
PROPOSAL FOR CONSULTANCY SERVICES

Cantonment Board Bahawalpur invites electronic proposals from eligible, reputable and experienced multidisciplinary architectural / engineering consulting firms for provision of consultancy services for detailed planning, architectural, structural, mechanical, electrical and allied engineering design; preparation of working drawings, BOQ, engineering / cost estimates, technical specifications and complete tender / construction documentation for the proposed Club / Gymkhana Facility at Bahawalpur Cantonment. The proposed site measures approximately 22 Kanals. Interested firms shall possess the relevant valid professional registrations and tax status prescribed in the bidding documents. The detailed scope of work and evaluation requirements are contained in the Request for Proposal (RFP).

Name of Consultancy Assignment	Procurement / Selection Method	Estimated Amount	Bid Security
Hiring of Consultancy Services for Detailed Architectural & Engineering Design, Preparation of BOQ/Engineering Estimates for Development of Club/Gymkhana Facility at Bahawalpur Cantonment.	Single Stage - Two Envelope	2.5 M	2% of Estimated Amount

TERMS & CONDITIONS

1. Scope and Nature of the Project

The successful consultant shall be responsible for:

- I. Carrying out necessary site survey, site analysis and feasibility assessment, including verification of existing utilities, access, circulation, parking, levels, drainage and other site conditions.
- II. Preparation of conceptual / master planning and space programme for a modern Club / Gymkhana facility and presentation of suitable concept options for approval of Cantonment Board Bahawalpur.
- III. Preparation of complete architectural design including site plan, floor plans, elevations, sections, façade treatment, interior concepts, landscaping, parking / circulation, furniture layouts and coordinated 3D views / renderings.
- IV. Preparation of complete structural design including foundations, RCC / steel structure, structural calculations, detailed structural drawings and structural stability certification by the responsible registered professional.
- V. Preparation of complete MEP design including electrical, HVAC, plumbing, water supply, sewerage, drainage, fire-fighting, fire alarm, emergency systems and other allied mechanical / electrical services.
- VI. Design of ELV / ICT and security systems including CCTV, access control, structured cabling / data / telephone, public address, Wi-Fi and other required systems.
- VII. Planning / design of club amenities including reception / lobby, lounges, dining / restaurant, kitchen, banquet / multipurpose areas, gymnasium, indoor games, changing / locker facilities, family / recreational areas, prayer facilities, children's areas and other amenities as finalized by CBB according to available space and requirements.
- VIII. Preparation of detailed BOQ, engineering / cost estimates, technical specifications, market / rate analysis for non-scheduled items, value engineering and complete tender / construction documentation suitable for procurement of the construction works.
- IX. Coordination with relevant statutory authorities and utility agencies for preparation / processing of necessary approvals / NOCs, wherever required.

- X. Provision of construction-stage design support, including review of shop drawings, material submittals, technical clarifications and design-related issues, if included / activated under the final consultancy agreement.

2. Project Area

The proposed site / project area is approximately 22 Kanals at Bahawalpur Cantonment.

3. Submission & Opening of Proposals

E-proposals, prepared in accordance with the RFP / bidding documents, must be submitted electronically through EPADS V2.0 on or before **26-10-2026** at **01:00 PM**. The Technical Proposals shall be opened through EPADS V2.0 on the same day at **01:30 PM**. The Financial Proposals of only technically qualified firms shall be opened subsequently on the date and time notified through EPADS. Manual submission of proposals shall not be entertained.

4. Eligibility of Bidders

1. The consulting firm shall possess valid legal status, FBR NTN / Active Taxpayer status and valid relevant registration with Pakistan Engineering Council (PEC) for the consultancy disciplines required under the assignment.
2. Architectural services shall be led by an appropriately qualified and validly registered professional / firm under the Pakistan Council of Architects and Town Planners (PCATP), as applicable.
3. The bidder shall have documented experience in comparable multidisciplinary architectural / engineering design assignments, preferably involving club, gymkhana, hospitality, wellness, sports, institutional or similar public-building facilities.
4. The bidder shall provide qualified key personnel in the disciplines specified in the RFP along with verifiable qualifications, professional registrations and relevant experience.
5. A bidder blacklisted, debarred or otherwise declared ineligible by any Government / Semi-Government / Public Sector organization shall not be eligible to participate.

5. EPADS Registration / Bidding Procedure

1. Only firms registered as vendors on EPADS V2.0 shall be eligible to participate.
The RFP shall be obtained and the proposals shall be submitted electronically through the PPRA / EPADS portal within the prescribed time.
2. The procurement shall be conducted through Single Stage - Two Envelope Procedure, comprising separate Technical and Financial Proposals, in accordance with the applicable PPRA Rules and the criteria specified in the RFP.
3. The Technical Proposals shall be opened and evaluated first without reference to the Financial Proposals. Only bidders achieving the minimum qualifying technical score of 70% and otherwise found responsive shall qualify for opening of their Financial Proposals.
4. The Financial Proposal for the base design consultancy shall be quoted in PKR per square feet of approved Gross Covered Area (GCA), inclusive of the complete design scope and applicable taxes. The bidder shall also quote the optional construction-stage / top-supervision percentage in the prescribed Financial Proposal form.
5. Selection shall be made through Quality and Cost Based Selection (QCBS) using the technical and financial weightages stated in the RFP, and award shall be made to the Most Advantageous Bidder in accordance with the applicable procurement framework.

6. Performance Security and Contract

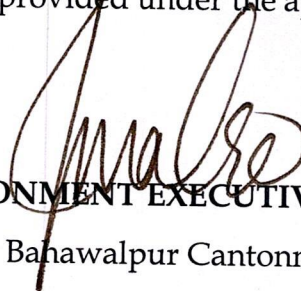
The successful bidder shall execute the Contract Agreement on appropriate value of stamp paper and furnish the prescribed Performance Security within the period stated in the Letter of Acceptance / RFP. All deliverables, drawings, calculations, BOQs, specifications and editable source files shall be provided in the format prescribed in the contract.

7. Grievance Redressal

Grievances shall be dealt with in accordance with Rule 48 of the Public Procurement Rules, 2004 and the applicable grievance-redressal regulations. The notified Grievance Redressal Committee details shall be available through the Procuring Agency / EPADS / PPRA channels.

8. Right of Rejection

The Procuring Agency reserves the right to accept or reject any or all proposals prior to acceptance in accordance with the applicable provisions of the Public Procurement Rules, 2004, without incurring liability except as provided under the applicable procurement framework.



CANTONMENT EXECUTIVE OFFICER

Bahawalpur Cantonment

Copy to: -

1. IT branch (with the direction to upload the aforesaid tender notice on PPRA Website & CB Bahawalpur website).
2. Master File.