



## AGA KHAN FOUNDATION CANADA

### Request for Proposals

#### Cost Review and Validation of the Construction of Phase II of the Bamyan Provincial Hospital Submission Deadline: 10 January 2016, 5pm (EST)

*\*Please note, applicants will be reviewed on a rolling basis. Early applications are encouraged.*

#### Position and Purpose

Aga Khan Foundation Canada is requesting proposals from qualified candidates to complete an independent cost review and validation of the construction of Phase II of the Bamyan Provincial Hospital in Afghanistan.

#### Qualifications:

The Consultant / Consultant Team Leader will demonstrate:

- a) Experienced quantity surveyor/cost estimator who is a member of an accredited professional organization and holds expertise in developing construction cost estimates for international institutional building projects. Deep and demonstrated understanding of all construction disciplines including structural, electrical and mechanical design engineering, architectural design, and, construction project management;
- b) 5-7 years of work experience in a lead role within the relevant fields, serving as a principal or other senior level;
- c) Experience working in Afghanistan on construction works is desirable;
- d) Excellent written and spoken English language skills, Dari is also desirable; and
- e) Demonstrable experience undertaking similar mandates acquired within the last five years.

Additional details are found in the attached Terms of Reference (Annex 1).

#### How to Apply

The application process will consist of two stages.

1. First, qualified candidates are invited to submit CV(s) and contact information for two references. If a consultancy team is proposed, please include details of the roles of the team members in the cover letter. All applications should be submitted by email to [hr@akfc.ca](mailto:hr@akfc.ca), **Subject Line: Bamyan Hospital Cost Validation** by 10 January 2016, 5pm (EST).
2. Shortlisted applicants will be notified and asked to submit a proposal (including budget) during the second stage of review. Additional details on the required content of the proposal will be provided at that time.

*Please note, applications will be considered on a rolling basis and interested candidates are encouraged to submit their applications prior to the deadline.*

**Terms of Reference**  
**Cost Review and Validation of the Construction of the Bamyan Provincial Hospital – Phase II**  
**Bamyan, Afghanistan**

### **1.1 Position**

Aga Khan Foundation Canada is requesting proposals from qualified candidates to complete an independent cost review and validation of the construction of Phase II of the Bamyan Provincial Hospital in Afghanistan.

### **1.2 Background**

The *Aga Khan Development Network (AKDN)* is a group of development agencies with mandates that include the environment, health, education, architecture, culture, microfinance, rural development, disaster reduction, the promotion of private-sector enterprise and the revitalisation of historic cities. AKDN agencies conduct their programmes without regard to faith, origin or gender.

*Aga Khan Foundation Canada (AKFC)* is a non-profit international agency that supports social development programs in Asia and Africa. As a member of the Aga Khan Development Network, AKFC works to address the root causes of poverty: finding and sharing effective and lasting solutions that help improve the quality of life for poor communities. Our programs focus on four core areas: health, education, rural development and building the capacity of non-governmental organizations. Gender equity and protecting the environment are integrated into every program.

Since 2003, the AKDN has managed the Bamyan Provincial Hospital by request of the Government of the Islamic Republic of Afghanistan; this arrangement was formalized in a 35-years lease agreement in 2009. Working closely with the local and provincial governments in Bamyan, it was determined that the hospital did not and could not meet government requirements for a provincial hospital, as defined in the government's Essential Package of Hospital Services (EPHS). It was thus agreed that the AKDN would construct a new facility to house the existing services in an expanded and purpose-built space. Once the full hospital is in place, it is anticipated that the facility will have a catchment population of approximately 398,000 people with an estimated 70 percent of patients being women and children.

Through the support of the Canadian Department of Foreign Affairs, Trade and Development (DFATD) and AKFC under the *Improving Maternal, Newborn and Child Health in Afghanistan (MNCH-A)* Project, Phase I of the construction was initiated in 2013. The project design (including Phases I and II) was led by ARCOP Associates, an architecture and engineering firm based in Pakistan and construction was contracted to Raqim Construction and Project Services, an Afghanistan based firm, after an extensive, competitive bidding process. Phase I is nearing completion and will establish a 116 bed hospital (comprising of 9,500 m<sup>2</sup>) and includes emergency services, consulting clinics, radiology, operating theatres and a critical care unit. It is a centrally heated facility, powered by diesel generators and built to the highest hospital standards.

In Phase II (approximately 3,500 m<sup>2</sup>), an additional 23 beds will be added, along with expanded outpatient services, infectious disease ward and physical rehabilitation centre. A 400 KWp solar photovoltaic system is also proposed to provide power to meet the partial requirements of the hospital. Based on the quality

of work, timeliness and cost control demonstrated in the first phase of the project, the same contractor, Raqim Construction and Project Services, has been retained to complete the Phase II construction.

### **1.3 Scope of work**

#### **1.3.1 Objective**

The objective of the consultancy is to review and validate the cost of construction provided by the selected contractor to complete Phase II of the Bamyan Provincial Hospital.

#### **1.3.2 Expected Methodology**

To achieve the objective of the Terms of Reference, the following activities will be completed by the Consultant;

1. Review Phase I project documents including drawings, technical specifications, estimated quantities, detailed estimated budget, work plan/schedule of work, documented costing, procurement and delivery;
2. Review Phase II project documents including drawings, technical specifications, estimated quantities, detailed cost estimate, proposed work plan;
3. Visit project site to assess quality of actual construction works completed in Phase I and form opinion of expected cost of implementing Phase II of the construction works;
4. Discuss and review Contractor's methodology to estimate project cost of Phase II and form opinion about its completeness and validity i.e. whether it includes all relevant elements such as labour, equipment, supplies, transportation, etc., indirect labor overhead, material overhead, administrative cost, profit and contingencies (for risk allocation and price escalation).
5. Gather local pricing data of recent and similar projects, including material, labour and other cost factors, adjusting where necessary for location, quality and design specifications. Compare these costs with cost agreed in Phase II contract, noting any contextual factors which may impact rates between the comparison cases; provide opinion on the reasonability of rates being provided by the selected contractor.
6. Undertake a full validation of major quantities of architectural, structural, electrical and mechanical bill of quantities to ensure that the estimates are comprehensive and accurate.

The proponents are encouraged to consider other activities they feel are necessary to achieve the objectives and include such considerations in their proposal. These additional activities may be included in the final scope of work after approval by AKFC.

The cost validation exercise is not intended to review the project management costs associated with managing the selected contractor, nor the furniture and equipment that will be installed in the hospital once the construction is complete.

Based on the above, the Consultant is expected to form an opinion, on a rational basis with supporting documentation, about the appropriateness of the construction cost estimate.

### 1.3.3 Deliverables

A narrative report on findings and issues, including recommendations for cost adjustments with justification and comments on proposed schedule of work if required. The report must be submitted in English.

The Consultant will be expected to work closely with Aga Khan Foundation, Afghanistan as well as in consultation with relevant AKDN agencies engaged on the Bamyan Hospital initiative. Management and oversight of the contract will be provided by AKFC.

### 1.4 Timeline

The entire exercise is expected to take 8 weeks from the date of signing of contract. The expected level of effort for the assignment is 30 days. Expected milestones include:

- Submission of work plan (including a table of contents for the narrative report) - to be approved by AKFC and DFATD;
- Collection of data, including visit to Bamyan Hospital project site;
- Submission of draft narrative report;
- Submission of final narrative report, which must be approved by both DFATD and AKFC.

### 1.5 Consultant profile

The Consultant / Consultant Team Leader will demonstrate:

- a) Experienced quantity surveyor/cost estimator who is a member of an accredited professional organization and holds expertise in developing construction cost estimates for international institutional building projects. Deep and demonstrated understanding of all construction disciplines including structural, electrical and mechanical design engineering, architectural design, and, construction project management;
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### 1.6 Application Deadline

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