



**UNHCR**

United Nations High Commissioner for Refugees  
Haut Commissariat des Nations Unies pour les réfugiés

**OPENING DATE: 16/11/2023**

**REQUEST FOR PROPOSAL: PAKIS/RFP/23/051**

**FOR REHABILITATION OF SCHOOLS IN ISLAMABAD, ATTOCK AND  
RAWALPINDI, PUNJAB**

**CLOSING DATE AND TIME: 01/12/2023 – 0600 hrs. PST**

**OPEN TO ONLY PAKISTAN BASED COMPANIES**

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**INTRODUCTION TO UNHCR**

The Office of the United Nations High Commissioner for Refugees was established on December 14, 1950, by the United Nations General Assembly. The agency is mandated to lead and co-ordinate international action to protect refugees and resolve refugee problems worldwide. Its primary purpose is to safeguard the rights and well-being of refugees. It also has a mandate to help stateless people.

In more than five decades, the agency has helped tens of millions of people restart their lives. Today, a staff of some 6,600 people in more than 110 countries continues to help about 60 million persons. To help and protect some of the world's most vulnerable people in so many places and types of environments, UNHCR must purchase goods and services worldwide. For further information on UNHCR, its mandate and operations please see <http://www.unhcr.org>.

**1. REQUIREMENTS**

The Office of the United Nations High Commissioner for Refugees (UNHCR), in Pakistan, invites qualified and Pakistan Engineering Council (PEC) registered contractors / companies to make firm offers for the **rehabilitation of 28 schools in Punjab** (referred to hereinafter as Services / Civil Works).

**IMPORTANT:**

Exact technical specifications of the 3 lots are detailed in **Annex B, Annex C and Annex D** of this document.

**The successful bidder(s) will be requested to maintain their quoted prices throughout the duration for implementation of the rehabilitation works.**

**The successful bidder(s) will be required to obtain NOC from Commissionerate Afghan Refugee Office, Punjab and UNHCR will only provide the supporting letter for confirmation of the works awarded to the selected bidder(s).**

The estimated requirement of UNHCR for the rehabilitation works has been specified in the Bill of quantities (Annex B, C and D for the 3 lots).

Please note that figures have been stated to enable bidders to have an indication of the projected requirements. It does not represent a commitment that UNHCR will require the totality of the above quantity. Quantities may vary and will depend on the actual requirements and funds available regulated by issuance of individual Purchase Orders against the Construction Services Contract(s).

**The schools have been split into 3 lots based on location and a bidder can apply for all lots but he/she will be awarded contract for maximum of 2 lots unless otherwise decided by UNHCR.**

Other United Nations Agencies, Funds and Programmes shall be entitled to the same prices and terms as those contained in the offers of the successful bidders and could form the basis for a Contract with other UN Agencies.

**IMPORTANT:**

When a Contract is awarded, either party can terminate the agreement only upon 30 days (1 month) notice, in writing to the other party.

The initiation of conciliation or arbitral proceedings in accordance with **article 71** "settlement of disputes" of the UNHCR General Conditions of Contracts for Civil Works shall not be deemed to be a "cause" for or otherwise to be in itself a termination clause.

**It is strongly recommended that this Request for Proposal document and its annexes be read thoroughly. Failure to observe the procedures laid out therein may result in disqualification from the evaluation process.**

**Sub-Contracting:** Please take careful note of article 7 of the attached General Terms and Conditions of Contract for Civil Works (Annex E).

Note: this document is not construed in any way as an offer to contract with your company.

## **2. BIDDING INFORMATION:**

### **2.1. RFP DOCUMENTS**

The following annexes form integral part of this Request for Proposal:

- Annex A: Bid Data Form *(to be submitted with technical offer)*
- Annex B: Lot – 1 Technical Specifications / BOQs, Drawings, and Financial Offer Form
- Annex C: Lot – 2 Technical Specifications / BOQs, Drawings, and Financial Offer Form
- Annex D: Lot – 3 Technical Specifications / BOQs, Drawings, and Financial Offer Form
- Annex E: UNHCR General Conditions of Contract for Civil Works *(signed - to be submitted with technical offer)*
- Annex F: Vendor Registration Form *(new vendors to UNHCR must fill the vendor registration form and provide UNHCR with the information required therein and submit with technical offer)*
- Annex G: UN Code of Conduct *(signed - to be submitted with technical offer)*
- Annex H: eTenderBox Registration Guide
- Annex I: eTenderBox Supplier User Manual
- Annex J: Evaluation Scoring Methodology
- Annex K: List of Sites and Financial Bid Summary – *(to be submitted with financial offer)*

*.Please note that submitting an offer is deemed as full acceptance of UNHCR's General Conditions of contract for Civil Works and UN supplier code of conduct.*

### **2.2 ACKNOWLEDGMENT**

We would appreciate your informing us of the receipt of this RFP by return e-mail to [pakissc@unhcr.org](mailto:pakissc@unhcr.org); as to:

- Your confirmation of receipt of this Request for Proposal
- Whether or not you will be submitting a proposal.
- The source where you have acquired this tender document (e.g. E-Mail, Chamber of Commerce, UNGM website, UNHCR website, printed media etc.)

**IMPORTANT:**

Failure to send the above requested information may result in disqualification of your proposal from further evaluation.

## 2.3 **REQUESTS FOR CLARIFICATION**

Bidders are required to submit any request for clarification in respect of this RFP by e-mail to [pakissc@unhcr.org](mailto:pakissc@unhcr.org); **The deadline for receipt of questions is 16:00 hrs PST on 26<sup>th</sup> November 2023.**

### **IMPORTANT:**

Please note that proposal Submissions are **not** to be sent to the e-mail addresses above. Failure to comply with this provision may result in disqualification.

## 2.4 **YOUR OFFER**

### **IMPORTANT:**

Cancellation of Solicitation: UNHCR reserves the right to cancel this Solicitation at any stage of the procurement process prior to final notice of award of a contract without any liability.

Your offer shall be prepared in English.

Please submit your proposals using the Annexes provided (where applicable). Proposals not conforming to the requested formats may be not taken into consideration.

### **IMPORTANT:**

Inclusion of copies of your offer with any correspondence sent directly to the attention of the responsible buyer or any other UNHCR staff other than the submission e-mail address will result in disqualification of the offer. Please send your bid directly and only to <http://etenderbox.unhcr.org> as provided in the "Submission of Bid" section 2.6 of this RFP.

Your offer shall comprise the following two sets of documents:

- Technical offer
- Financial offer

### 2.4.1 **Content of the TECHNICAL OFFER**

Please note that by submitting a response to this RFP you are authorizing UNHCR to verify or reference check the authenticity of the information and documentation you have provided, and this shall be done without any notification or further request for authorization from you.

### **IMPORTANT:**

**No pricing information should be included in the technical offer. Failure to comply may risk disqualification. The technical offer should contain all information required.**

The technical details of the rehabilitation services requested for, in Lot 1, 2 and 3 by UNHCR can be found in **Annex B, C and D**. Your technical offer should clearly state whether or not the rehabilitation services you are offering are fully conforming to the Technical Specifications, **requirement included in the** Bill of quantities and Drawings of this tender document. Clearly state and disclose any discrepancies with the technical specifications / bill of quantities given.

The technical offer shall include the information requested for in the technical evaluation criteria. Please clearly state if your offered rehabilitation services will conform to the UNHCR technical specifications and requirement of Bill of quantities and Drawings.

The following details shall be the **Preliminary and Technical Evaluation Criteria** and must also be provided in the Technical Offer.

**A. Preliminary Evaluation (Administrative Requirements) – (Yes / No) (Bidders must meet all the preliminary evaluation requirements to qualify for technical evaluation)**

The documents to be provided by the company should include;

- **Company / Business Registration:** Bidder must be registered with Government Authorities (NTN, must provide a Certificate of incorporation or copies of company registration certificate)
- **Company / Business Profile:** Year founded, type of firm (e.g., Contractor, Developer, Sub-Contractor), etc.
- **Payment Term:** Bidders must accept UNHCR payment terms i.e., 30 days net after invoice is verified by UNHCR. **No advance payment**
- **Bid Validity:** The selected bidder must accept to have their prices valid throughout the duration of the project implementation until final completion of works against issuance of a certificate of works completion.
- **Registration with Pakistan Engineering Council (PEC):** Bidder / company to provide copy of valid certificate of registration with the Pakistan Engineering Council.

**B. Technical Evaluation (60%):**

For award of this tender, UNHCR has established an evaluation criterion which govern the selection of proposals received. Evaluation is made on a preliminary, technical, and financial basis. The percentage assigned to the technical and financial criteria is determined as follows:

**Note: The percentage distribution to be used is 60% for Technical Evaluation and 40% for the Financial Evaluation**

All technical proposals that meet the above mandatory requirements will be evaluated using the technical evaluation criteria and **percentage distribution of 60% from the total score** as indicated below:

- **Past Construction Experience** Proposal includes a section that shows company's experience supported by credible documentation such as contracts, POs or reference letters and completion certificate. etc. for each contract. Number of construction / rehabilitation projects having cost of at least PKR 450 - 600 Million undertaken in past 03 years. – **(15 points)**

Bidders must provide information regarding your experience within the last three years which are similar to the proposed civil works by completing the table below

Name of project	Client	Contract value	Duration of project implementation	Status or Date of works completion

The bidder must show proof of a minimum 3 years past experience in the provision of similar construction / renovation works by submitting at least three (3) Contracts / Work Orders / POs along with reference letters. UNHCR may verify it from the issuing organization, if deemed appropriate. **(Note: Include phone contacts and email addresses for at least three references)**

- **Technical Capacity:** Proposal includes details of Technical Staff including PEC Registered Project Manager (1), Assistant Civil Engineers (2), Diploma Engineers (2), MEP Engineer (1), Quantity Surveyor (1), supported by valid work contracts and CVs, highest academic qualifications and valid PEC registration numbers. The Project Manager and Assistant must be registered under the firm. Bidder to submit profiles/CVs of key staff to be assigned to the contract. Please submit profiles of staff that will directly be working on this project. Clearly identify the project manager. – **(15 points)**

- **Responsiveness of the proposed implementation plan and understanding of the requirements of services:** Proposal contains proposed approach/methodology for risk management , Work /Implementation schedule for each building/structure, Gantt chart, critical path analysis for each task in the work plan, deployment plan of resources including staff supervisors, project managers and materials for each lot, quality assurance and risk mitigation measures, resources allocation, health hazards, quality testing methodology, with respect to possible disruptions in meeting required quality and proposed timelines and reporting plan. – **(15 points)**
- **Financial Soundness.** Provision of audited financial reports or bank statements for the past 3 years showing a minimum annual turnover of 200 - 300 million PKR in each year. – **(10 points)**
- **Delivery / Completion Time.** Bidder to propose the estimated number of days/months for completion of civil works/major rehabilitation works of project under the offer. UNHCR's expected completion time is 10 months for all new construction/ major rehabilitation works. Gantt chart need to be provided. – **(5 points)**

**NOTE:** For a technical proposal to be considered for financial evaluation, it must score 36 points or above out of the total 60 points and must have provided all the Mandatory Documents requested for in the preliminary evaluation.

The documents below are not part of the preliminary and technical evaluation criteria but need to be signed and stamped by the company participating in the tender process.

**Vendor Registration Form:** Please note that UNHCR has recently migrated to a new Enterprise Resource Planning System i.e Cloud ERP. Therefore, all vendors are requested to provide their company details using the New Vendor Registration form attached along with Bank Maintenance Letter or Statement to enable the update of your information accordingly.

**UNHCR General Conditions of contract for Civil works:** Your technical offer should contain your acknowledgement of the UNHCR General Conditions for Provision of Civil Works by signing **Annex E**.

#### **2.4.2 Content of the FINANCIAL OFFER**

Your separate **financial offer** must contain an overall offer in a single currency in the currency of your Country i.e., Pakistan Rupees (PKR) for the case of Pakistan.

**UNHCR will not accept liability for any increase in costs and that any additional costs and charges, whether foreseen or unforeseen, will be on the account of the bidder.**

The Financial offer is to be submitted, MS Excel and pdf format, as per **Financial Offer Form / Bill of quantities** provided for each lot separately in **Annex B, C and D**. Bids that have a different price structure may not be accepted. Also, attach with your financial offer the **Financial Bid Summary** as per the format provided in **Annex K**.

The following details shall be provided for each item:

**Unit costs:** The bidder shall quote the unit price for provision of the civil works as per the BOQ format provided with this RFP.

UNHCR is exempt from all direct taxes and customs duties. With this regard, price has to be given without GST/VAT.

You are requested to hold your offer valid throughout the duration of the contract for rehabilitation services. UNHCR will make its best effort to select a company for award of contract in a timely manner. UNHCR's standard payment terms are within 30 days after satisfactory implementation and

receipt of documents in order.

The cost of preparing a bid and of negotiating a contract, including any related travel, is not reimbursable nor can it be included as a direct cost of the assignment.

## 2.5 **BID EVALUATION:**

### 2.5.1 **Supplier Registration:**

The qualified suppliers will be added to the Vendor Database after investigation of suitability (conducting of due diligence) based on the submitted Vendor Registration Form and supporting documents. The investigation involves consideration of several factors such as:

- Financial standing,
- Core business,
- Track record (importance will be given to reference letters),
- Contract capacity.

This will be followed later by performance evaluation as a supplier such as:

- Ability to respond quickly to Agency's needs,
- Timely delivery,
- Dependability of services.
- Lead time for delivery

### 2.5.2 **Technical evaluation:**

The Technical component of the submission will be evaluated using the Preliminary evaluation criteria based on **Yes / No** and Technical evaluation criteria based on **percentage distribution of 60% from the total score**. For the award of this project, UNHCR has established evaluation criteria which govern the selection of offers received. Evaluation is made on a technical and financial basis. The percentage assigned to each component is determined in advance as follows:

- Technical: 60%
- Financial: 40%

#### 2.5.2.1 **Technical Evaluation**

The Technical proposal will be evaluated in 2 stages:

##### **Stage 1: Preliminary / Administrative Criteria**

The preliminary / administrative evaluation stage of the submission will be assessed using the below criteria. This component of the submission will be reviewed by the technical evaluation committee together with the technical component of the submission. Therefore, the bidders shall include in their technical offer enough relevant documents to satisfy the below criteria.

<b>Sr.</b>	<b>Preliminary / Administrative Criteria</b>	<b>Yes / No</b>
1.	<b>Company / Business Registration:</b> Is the Bidder registered with Government Authorities (NTN & STRN, Form H, and/or Incorporation Certificate)? Has the Bidder provided copies of company registration documents, along with a brief company profile?	Yes / No
2.	<b>Registration with Pakistan Engineering Council (PEC):</b> Is the contractor registered with PEC in category C-4 or above? Bidder to provide copy of valid certificate in category C-4 or above	Yes / No
3.	<b>Payment Term:</b> Bidders must accept UNHCR payment terms i.e., 30 days net after invoice is verified by UNHCR. No advance payment	Yes / No

4.	<b>Bid Validity:</b> Bidders must accept to have their prices valid throughout the duration of the project implementation until final completion of works against issuance of a certificate of works completion	Yes / No
5.	Acceptance of Supplier's Code of Conduct – signed copy provided by bidder	Yes / No
6.	Acceptance of UNHCR General Conditions – signed copy provided by bidder	Yes / No

**Note:** A company must meet the all the requirements of stage 1 – Preliminary evaluation to qualify for stage 2 – Technical evaluation.

### Stage 2: Technical Evaluation

All technical bids that meet the above preliminary requirements will be evaluated using the technical evaluation criteria and **percentage distribution of 60% from the total score** as indicated below:

**Remark:** The Technical offer score will be calculated according to the percentage distribution for the technical offer as indicated below:

[Score obtained] \ [Total scores (i.e. 60 points)] x [percentage distribution for technical evaluation (i.e. 60%)]

Below is a table showing the number of points allocated to each technical evaluation criteria up to a maximum score of 60 points.

Sr.	Technical Criteria	Score
1.	<b>Past Construction Experience:</b> <i>Proposal includes a section that shows company's experience supported by credible documentation such as contracts, POs or reference letters and completion certificate. etc. for each contract. Number of construction / rehabilitation projects having cost of at least PKR 450 - 600 Million undertaken in past 03 years.</i>	15
2.	<b>Technical Capacity:</b> <i>Proposal includes details of Technical Staff including PEC Registered Project Manager, Assistant Civil Engineer and 1 Diploma Engineers supported by valid work contracts and CVs, highest academic qualifications and valid PEC registration numbers. The Project Manager and Assistant must be registered under the firm. Bidder to submit profiles/CVs of key staff to be assigned to the contract. Please submit profiles of staff that will directly be working on this project. Clearly identify the project manager.</i>	15
3.	<b>Responsiveness of the proposed implementation plan and understanding of the requirements of services:</b> <i>Proposal contains proposed approach/methodology for risk management , Work /Implementation schedule for each building/structure, Gantt chart, critical path analysis for each task in the work plan, deployment plan of resources including staff supervisors, project managers and materials for each lot, quality assurance and risk mitigation measures, resources allocation, health hazards, quality testing methodology, with respect to possible disruptions in meeting required quality and proposed timelines and reporting plan.</i>	15
4.	<b>Financial soundness:</b> <i>Provision of audited financial reports or bank statements for the past 3 years showing a minimum annual turnover of 200 - 300 million PKR in each year.</i>	10
5.	<b>Delivery / Completion Time:</b> <i>Bidder to propose the estimated number of days/months for completion of civil works/major rehabilitation works of project under the offer. UNHCR's expected completion time is 10 months for all new construction/ major rehabilitation works. Gantt chart need to be provided.</i>	5

Detail of Scoring methodology is given in **Annex J**.

**NOTE:** For a technical proposal to be considered for financial evaluation, it must score equal or above 36 out of 60 and must have provided all the Mandatory Documents requested for in the preliminary evaluation.

### 2.5.3 Financial evaluation:

The **Financial Offer** will use a percentage distribution of **40% from the total score**. The maximum



number of points will be allotted to the lowest price offer that is opened and compared among the received offers. All other price offers will receive points in inverse proportion to the lowest price, e.g.,  $[\text{total Price Component}] \times [\text{PKR lowest}] \div [\text{PKR other}] = \text{points for other supplier's Price Component}$ .

NB: Financial offers submitted in US\$ only will be converted to Pakistan Rupees currency using the United Nations rate of exchange in effect on the date the submissions are due.

**UN Global Compact and other factors:** UNHCR supports the UN Global Compact Initiative put forward on 31 January 1999 by UN Secretary-General Kofi Annan that would bring companies together with UN agencies, labor and civil society to support ten principles in the areas of the human rights, labor, environment, and anti-corruption. We encourage our suppliers to sign up with the UN Global Compact Initiative.

## **2.6 SUBMISSION OF BIDS:**

The offer must bear your official letter head, clearly identifying your company name and the RFP reference number and Title: **REQUEST FOR PROPOSAL: PAKIS/RFP/23/051-FOR REHABILITATION OF SCHOOLS IN ISLAMABAD, ATTOCK AND RAWALPINDI, PUNJAB**

Bids should be submitted by file upload to eTenderBox, the online bid registration tool of UNHCR. The eTenderBox can be accessed via the following URL: <http://etenderbox.unhcr.org>

To use eTenderBox, registration on the website is required. This registration is exclusively for eTenderBox and does not replace any other registration with UNHCR.

A supplier should have only one registered email account in the system. The supplier must use only that eTenderBox account for managing its offers to UNHCR. In case the password is forgotten that account cannot be used anymore, and new registration is required.

The eTenderBox Registration Guide and Use Manual are available at the above URL and have been provided as **Annexes H and I** of this Request for Proposal.

### **IMPORTANT:**

The **technical offer and financial offer are to be submitted as separate documents or files**. Failure to do so will result into disqualification.

Allowed extension for files to upload are .doc, .docx, .xls, .xlsx, .rtf, .png, .jpg, .jpeg, .pdf, .txt, .zip, .ppt, .pptx, .mbp, .rar, .gif, .tif and .tiff. Executable files (.exe, .bat, .cmd, etc.) should not be uploaded. The maximum size limit per file is 10MB.

Uploaded files can be amended by the Supplier while the tender is open. The selected files for upload are submitted when the 'Save & Submit' button is clicked on. Therefore, this button must be clicked before the deadline expires. If done so, the selected files will be submitted and uploaded successfully even if the deadline expires during the file upload. It is the Supplier's responsibility to ensure that all files of the final offer are submitted by the tender expiration deadline.

Once the deadline for submission is expired, the bid will be automatically closed after which the uploaded files can be reviewed but options for additional upload and deletion of previously uploaded files are not available anymore. To ensure the safe submission of the full and final offer, it is recommended to have all files uploaded well before the tender deadline.

***BID SUBMISSION DEADLINE: 1<sup>st</sup> December 2023 – 0600 HOURS LOCAL TIME (PAKISTAN)***

It is the supplier's responsibility to verify that documents and correspondence have been submitted properly before the deadline.

**IMPORTANT:** Bids that are otherwise submitted, addressed and/or copied or sent to other addresses or individuals will be marked invalid and not considered for evaluation. **Incomplete offers that do not comply with our Request for Proposal – PAKIS/RFP/23/051 will not be considered.**



**LATE SUBMISSION OF BIDS / PROPOSALS:** Bids / Proposals received after the deadline for submission of bids will not be considered.

UNHCR will not be responsible for locating or securing any information that is not identified in the bid. Accordingly, to ensure that enough information is available, the bidder shall furnish, as part of the bid, any descriptive material such as extracts, descriptions, and other necessary information it deems would enhance the comprehension of its offer.

Should you have any technical queries/issues regarding eTenderBox, please check the FAQ section of the Supplier User Manual (also available in the application) as it may provide the answer/solution to your query.

In case you did not find the answer, you were looking for, please send an email to the following helpdesk email address: [rbapsupply@unhcr.org](mailto:rbapsupply@unhcr.org) . Also, in order to minimize any issues at the submission of your offer in eTenderBox, please carefully read and adhere to the instructions on offer submission (allowed file extensions, size limit per file).

## **2.7 BID ACCEPTANCE:**

UNHCR reserves the right to accept the whole or part of your bid, or to allow split award.

Partial and incomplete offers will not be accepted and in case of any discrepancy like calculation errors, unit rates will be considered.

UNHCR may at its discretion increase or decrease the proposed content when awarding the contract and would not expect a significant variation of the rate submitted. Any such increase or decrease in the contract duration would be negotiated with the successful bidder as part of the finalization of the Purchase Orders for Services.

UNHCR may, at its discretion, extend the deadline for the submission of bids, by notifying all prospective suppliers in writing. The extension of the deadline may accompany a modification of the solicitation documents prepared by UNHCR at its own initiative or in response to a clarification requested by a prospective supplier.

Please note that UNHCR is not bound to select any of the companies' submitting bids and does not bind itself in any way to select the company offering the lowest price. Furthermore, the contract will be awarded to the bid considered most responsive to the needs, as well as conforming to UNHCR's general principles, including economy and efficiency and best value for money.

## **2.8 CURRENCY AND PAYMENT TERMS FOR PURCHASE ORDERS**

Any Contract or Purchase Order (PO) issued to the winning offer because of this RFP will be made in Pakistan Rupees (PKR) currency. Payment will be made in accordance with the General Conditions for the Purchase of Civil Works and in the currency in which the Contract / PO is issued. Payments shall only be initiated after confirmation of successful completion of the civil works by UNHCR business owner.

## **2.9 UNHCR GENERAL CONDITIONS OF CONTRACTS FOR THE PROVISION OF CIVIL WORKS**

Please note that the General Conditions of Contracts for Civil Works (**Annex E**) will be strictly adhered to for the purpose of any future contract. The Bidder must confirm the acceptance of these terms and conditions in writing.

Yours sincerely,

**Prosper Dunia Mumanya**  
Senior Supply Officer