



PAKISTAN GEMS AND JEWELLERY DEVELOPMENT COMPANY

Ministry of Industries & Production

Government of Pakistan

A Company set up under section 42 of the Companies Ordinance, 1984



Tender Schedule

Description	Date	Time	Venue
Tender Issuance	Thursday 12 th March 2026	9:00 AM to 5:00 PM	Pakistan Gems and Jewellery Development Company Ground Floor PIDC House Dr. Ziauddin Ahmed Road Karachi
Tender Submission	Thursday, 2 nd April 2026	11:00 AM	Online via e-PADS v1.0
Tender Opening	Thursday, 2 nd April 2026	11:30 AM	Online via e-PADS v1.0
Pre-Bid Meeting	Wednesday, 25 th March 2026	09:30 AM	Online via zoom

Tenders/Proposal will be opened online via e-PADS v1.0. The bidders may physically attend the bid opening at the PGJDC Head Office located at Ground Floor PIDC House Dr. Ziauddin Ahmed road Karachi

Tender For Hiring of Architectural & Engineering Consultancy Services for Detailed Architectural / Engineering Design and Construction Supervision of International Gemstone Center at Islamabad & Gemstone Centers of Excellence at GB And AJK

DURATION: The Duration of Assignment is estimated as:

- a) Three (03) months for Design Part (Complete Architectural & Engineering) including Geotechnical Investigation, and development of BOQ and Tender Document for hiring of Construction Firms for Islamabad Gemstone Center.
- b) One (1) month for Design Part (Complete Architectural & Engineering) including Geotechnical Investigation, and development of BOQ and Tender Document for hiring of Construction Firms for Gilgit and AJK Centres.
- c) Fifteen (15) months for Construction Supervision Part (Complete project Management/Client including resident supervision, quality control and assurance, accurate measurements, complete payment responsibility from audit point of view and top supervision till issuance of defect liability period for Islamabad Gemstone Centre.
- d) Eight (8) months for Construction Supervision Part (Complete project Management/Client including resident supervision, quality control and assurance, accurate measurements, complete payment responsibility from audit point of view and top supervision till issuance of defect liability period for Center of Excellence for GB and AJK.

EMPLOYER/CLIENT: **PAKISTAN GEMS AND JEWELLERY DEVELOPMENT COMPANY (PGJDC)**
MINISTRY OF INDUSTRIES AND PRODUCTION (MOIP), GOVERNMENT OF PAKISTAN

1. INTRODUCTION

Pakistan Gems and Jewellery Development Company (PGJDC) is a section 42 company under the administrative control of Ministry of Industries and Production (MoIP) Government of Pakistan (GoP). The Company undertakes initiatives for development of Gemstone and Jewellery sector of Pakistan through Skill Development, Technology Up-Gradation, Quality Assurance and Marketing/Branding initiatives.

The PGJDC intends to construct a building (International Gemstone Center) on 45,000 sq. ft plot area of prime land located on constitution avenue Islamabad. The primary reason for constructing this building is to provide one-window solution for Gemstone Sector of Pakistan where value addition clusters could be established along with provision of allied facilities such as retail outlets, display centers, Gemstone Identification, Assaying and marking, marketing and promotion, courier, logistics, banks, FBR/Customs etc under single roof. Proposed building should have a unique and modern design.

Additionally, the PGJDC also intends to construct buildings (Gemstone Centers of Excellence) one each in Skardu Gilgit-Baltistan (6,000 sq.ft plot area) and Muzaffarabad AJK (4,900 sq.ft plot area). The primary reason for constructing these buildings is to provide one-window solution for Gemstone Sector of these regions where activities related to skill development. Research and innovation, gemstone identification, marketing and promotion and business incubation could be done under single roof. Proposed building designs should depict the local architecture of these regions.

This Document is aimed to procure the services of consultants for Detailed architectural, engineering Design and Construction Supervision of the above-mentioned buildings and provide all related and allied consultancy services required for the construction of the same.

The PGJDC intends to provide an equitable and just basis of contract to all interested parties.

Location of the Projects.

The proposed tentative project sites are located as under:

International Gemstone Center Islamabad:



Building Tentative Requirements (Location and Construction Requirement of the Building may be changed)

Brief design requirements are as follows which will be finalized in consultation with the Employer by the successful Consultant before proceeding with design: -

- High rise building amidst industrial use. (Ground plus 12 floors/ or it can be changed as per availability of plot and its location) or as economically and esthetically agreed finalized
- Provision of high-quality offices, along with ample parking space.
- An iconic building to reflect the image of unique gemstone treasures of the Country
- A complete building as per current CDA bye-Laws for Constitution Avenue/other locations in Islamabad.

Following are tentative requirements; the Consultant is expected to make efficient use of available space;

- i. Ground Floor accommodating main lobby and reception, exhibition display gallery and Gem Vault.
- ii. Parking Area in Basement
- iii. Gemstone Identification and Certification Labs
- iv. Assaying and Marking Labs
- v. Retail outlets
- vi. Lapidary Units for cutting, polishing and faceting of gemstones
- vii. Office spaces for Customs/FBR, courier, banks, insurance agencies, clearing and forwarding agents and other allied services
- viii. Management/Client Offices including project director, deputy directors and other staff.
- ix. Exhibition Halls for organizing international gems and jewellery exhibitions.

Gemstone Center of Excellence, Skardu, Gilgit-Baltistan:



Building Tentative Requirements (Location and Construction Requirement of the Building may be changed)

Brief tentative design requirements are as follows which will be finalized in consultation with the Employer by the successful Consultant before proceeding with design:-

- Ground plus 3 or 4 building. Total Covered area 16000-17500 sqft
- Provision of high-quality offices, along with ample parking space.
- An iconic building to reflect the image of unique gemstone treasures of the Country and the local architectural design of the region
- A complete building as per current local bye-Laws of Gilgit-Baltistan.

Following are tentative requirements, the Consultant is expected to make efficient use of available space;

- i. Classrooms for imparting trainings in different fields of Gemstones including Gemology, Gemstone lapidary, Diamond Grading, mining etc.
- ii. Common Facility Center for Gemstone processing.
- iii. Gemstone Identification and Certification Laboratory.
- iv. Exhibition halls for organizing gemstone exhibitions
- v. Offices for research and innovation in gemstones.
- vi. Management/Client offices for project director, and other related staff.

Gemstone Center of Excellence, Muzaffarabad, Azad Jammu & Kashmir:



Building Tentative Requirements (Location and Construction Requirement of the Building may be changed):

Brief design requirements are as follows which will be finalized in consultation with the Employer by the successful Consultant before proceeding with design:-

- Ground plus 3 or 4 building. Total Covered area 16000-17500 sqft
- Provision of high-quality offices, along with ample parking space.
- An iconic building to reflect the image of unique gemstone treasures of the Country and the local architectural design of the region
- A complete building as per current local bye-Laws of Azad Jammu and Kashmir.

Following are tentative requirements; the Consultant is expected to make efficient use of available space;

- vii. Classrooms for imparting trainings in different fields of Gemstones including Gemology, Gemstone lapidary, Diamond Grading, mining etc.
- viii. Common Facility Center for Gemstone processing.
- ix. Gemstone Identification and Certification Laboratory.
- x. Exhibition halls for organizing gemstone exhibitions
- xi. Offices for research and innovation in gemstones.
- xii. Management/Client offices for project director, and other related staff.

2. Eligibility requirements for consultant

Following is eligibility requirements for the Consultant:

a) Legal Status & Registration

- Legally registered consultancy firm.
- Having valid registration with PEC & PCATP
- Minimum 10 years' experience in architectural and engineering design and construction supervision
- Valid professional licenses to practice.
- Not blacklisted by any government/semi-government/international agency
- Legally eligible to undertake assignments.

b) International Experience

- Local Firm having joint venture with any international architecture firm having experience in the design and development of Gemstone Related Construction Projects will be given added marks in the Technical Evaluation.

c) Technical Capability

- Architectural and structural design expertise
- MEP design capability
- Quantity surveying and cost control
- Construction supervision and contract Management/Client (FIDIC)
- QA/QC and HSE Management/Client systems
- Sustainability/green building experience (LEED/BREEAM preferred)
- BIM capability

d) Key Professional Staff Having Relevant Educational Qualification

- Team Leader / Project Director — 20+ years' experience
- Senior Architect — 15+ years' experience
- Structural Engineer — 15+ years' experience
- MEP Engineer — 15+ years' experience
- Quantity Surveyor — 12+ years' experience
- Construction Supervision Expert — 15+ years' experience
- HSE Expert — 10+ years' experience
- BIM Specialist — 8+ years' experience
- All professionals licensed/registered in respective countries
- Educational Qualification of every staff must be mentioned with CV's

e) Financial Strength

- Average annual turnover (last 3 years) \$US 3 to 4 million (equivalent)
- Positive net worth
- Audited financial statements for last 3 years

f) Litigation & Performance Record

- No major litigation affecting performance in last 5 years
- No contract termination due to poor performance
- Completion certificates from clients

g) Local Collaboration (if required)

- Willingness to associate with a local consultancy firm

h) Understanding of Codes & Regulations

- Knowledge of IBC / Euro codes / BS standards / Pakistan Codes
- Familiarity with local building bylaws and approvals
- Experience with FIDIC contract conditions

i) Mandatory Documents to be Submitted

- Company profile
- Registration and license certificates
- List of completed projects with value and scope
- CVs of proposed key staff
- Audited financial statements for last five years.
- ISO certificates
- Client references

j) Disqualification Conditions

- Blacklisting by any authority
- Submission of false/forged documents
- Insufficient relevant experience
- Financial insolvency or bankruptcy

3. General Criteria & Scope of Services

Following general design criteria / guidelines shall be used by the consultant in carrying out of the proposed scope of services of the Project.

i. Site Surveys

The Consultant will perform detailed site surveys which include topographic survey. The Consultant will prepare report for topographic survey.

ii. Master Plan and Landscaping

The Consultant will be responsible for Master Planning and Landscaping including external infrastructure as required for the Buildings. The cost of services shall be included in the Financial Proposals as part of Design Phase, there shall be no additional payment in this regard.

iii. Geotechnical Investigation

The Consulting Firm will undertake Geotechnical Investigation for engineering and architectural design.

iv. Design Standards

- Design Standards for material testing and design
 - Building Code of Pakistan (including updated Seismic Provision, Energy Provision and Fire Safety Provision)
- Design Criteria
 - Eco Friendly, Zero Energy, well ventilated, maximum use of natural light / day light, Energy efficient having disabled access, disabled washroom provision, well connected and well identified offices etc. The design is expected to meet all modern standards and complying with all regulations in force, including Fire Safety Regulations. Special attention would be required while designing Islamabad Gemstone Centre with respect to Security of High Value Gemstone.
 - Structural design should be in line with the Building Codes of Pakistan. Further structure should be designed to withstand the seismic impacts as per seismic zoning map for Pakistan.

- v. **Environmental Impact study**
Consultant shall study the environmental impacts of the project especially due to construction activities and proposed mitigation measures accordingly, if required by law.
- vi. **Design Report**
Consultant shall prepare a comprehensive design report of the project, containing all relevant tables, calculations, computer analysis, interpretation of the computer results, conclusions, reference etc., all compiled and complete with sketches relevant to the preparation of construction drawings and calculation sheets.
- vii. Submission of Drawings for relevant development authorities along with approval from relevant development authorities Vetting Committee or any other Regulatory Authority Approval
- viii. **Bidding Documents Format**
Consultant shall prepare National Competitive Bidding (NCB)/ Bidding documents for construction of each of these projects as per Pakistan Engineering Council (PEC) standard document for construction of similar Works.

4. Detailed Scope of Services

- i. To prepare preliminary design proposals with 3-D view (at least three alternates) and submit for approval of the PGJDC.
- ii. Develop detailed design as per approval, prepare submission drawings for relevant development authorities' approval, prepare Engineer's Cost Estimates / bill of quantities based on Pak PWD or MES Schedule of Rates or prevailing market rates for approval of Management/Client
- iii. Landscaping, External Development, Building Management/Client System and Eco friendly zero energy design should be included in per square feet rate of Design part.
- iv. Assist the PGJDC in the Bidding Process for hiring of building construction contractors.
- v. To prepare Bidding Documents for National Competitive Bidding (NCB), to be approved by the Management/Client. These documents should be based on Pakistan Engineering Council (PEC) Standard Bidding Documents.
- vi. Arrange pre bid meeting, if required and record its proceedings.
- vii. Assist Employer in bid opening and evaluation and make appropriate recommendations for the award of work according to the PPRA procedures and requirements.
- viii. Detailed Construction Supervision and Construction Management/Client Services including resident supervision, quality assurance, certification of work done according to Contract etc.
- ix. The Project Manager of the Consultant shall work as "The Engineer" for management of project contracts and carry out all duties and responsibilities assigned under the contract
- x. Carry out social and environmental due diligence and screening (initial environmental examination) of the sub subproject. Prepare ESMP/ IEE / EIA / EMMP in accordance with the environment and social framework of the project and its Environment and Social Standards (ESSs). **Cost to be quoted separately for each activity.**
- xi. Liaison with all service providing agencies

- xii. To make presentation/briefing/reporting as and when required.
- xiii. Make necessary changes in the design if required during the construction period after approval of client.
- xiv. Verification of contractor invoices and BOQ's for payment.

5. Report/Documents Requirement as per Scope of Services.

The consultant shall prepare and submit to Management/Client the minimum but not limited to the following mentioned reports/Documents, the format of which shall be mutually agreed with Management/Client.

No.	Report(s)	Tentative time line
1	Preliminary Design	
i.	Conceptual design plans Perspective view	Within 20 days of award of contract.
2	Design Development	
i.	Topographic Survey and coordination for sub soil investigation.	Within 7 days of award of contract.
3	Detailed Design	
i.	Architectural plans/schematic plans /drawings finalization	Within 2 months of award of contract.
ii.	Complete Engineering designs for the building including Structural, Mechanical, HVAC, Electrical/Solar, Plumbing (MEP), Landscaping, Data & Voice	Within 2 months of award of contract.
iii.	Interior & Furniture Design	Within 2 months of award of contract.
iv.	Composite BIM Drawing for Structural, Architectural and MEP with clash detection report. (soft & hard copy)	At Completion of Design Phase
v.	Building Management/Client System	Within 2 months of award of contract.
vi.	Eco Friendly Zero Energy	Within 2 months of award of contract.
vii.	External development and landscaping etc.	Within 2 months of award of contract.
viii.	Any other design that employer may request.	
ix.	Revision of PC-1 (if required)	Within 2 months of award of contract.
4	Bidding Documents, BoQs, Cost Estimates	
i.	Bidding Documents.	Within 2 months of award of contract.
ii.	Engineer's Estimate / BOQ.	Within 2 months of award of contract.
iii.	Final Cost estimates.	Within 2 months of award of contract.
iv.	Procurement Plan	Within 2 months of award of contract.
v.	Soft Copy of All Data	After 2 months of award of contract.
5.	Progress Reports	
i.	Monthly	By 10 th of the following month.
ii.	Quarterly	By 10 th of the month following the quarter.
iii.	Yearly	By 31 st of January each year.
6.	Technical/Special reports	As and when required
7.	Financial Analysis and Evaluation Report Six monthly or	By the end of every six-monthly

	when required	period from start of the Contract or as and when required.
8.	Project Completion Report	On completion of project.
9.	Preparation of As-Built Drawing	On completion of project.

6. Payment terms

a. Design Phase

No.	Activity	Payment Percentage
1	Mobilization Advance	20%
2	Approval of Conceptual and architectural Design	5%
3	Approval of Drawings by relevant development authorities	5%
4	Bidding Documents, BOQ, Cost Estimates.	5%
5	Submittal & Approval from relevant development authorities	5%
6	Submission of Composite BIM Drawings	5%
7	Bid Evaluation	5%
8	Completion of Construction Phase including completion certificate from relevant development authorities	50%

b. Supervision Phase

Monthly Invoice against the Supervision Staff based on actual deployment after certification by the Project Director.

Following Summaries are mandatory for the Evaluation of the Firm

7. Summary for Completed Projects (Design Phase)

S/No.	Name of Project	Contact Detail	Scope of Services	Covered Area	No. of Floors	Project Cost	Consultancy Contract Value
1		Tel #, Address, Email					

1. Summary for Completed Projects (Supervision Phase)

S/No.	Name of Project	Contact Detail	Supervision Detail	Covered Area	No. of Floors	Project Cost	Consultancy Contract Value
1		Tel #, Address, Email					

2. Summary for Supervision Staff

S/No.	Name of Post	Qualification	Registration No. (In case of Engineer)	Overall Experience	Relevant Experience	Name of Projects Supervised	No. of Floors/Area of Project
1							

3. Summary for Design Staff

S/No.	Name of Post	Qualification	Registration No.	Overall Experience	Relevant Experience	Name of Projects Designed	No. of Floors/Area of Project
1							

8. Selection Criteria and Procurement Procedure:

- The bids shall be submitted online on E-PADS v1.0 addressed to **Projects department, Pakistan Gems and Jewellery development Company** by **Thursday 2nd April 2026** before **11:00 AM**. All quotes/bids will be opened the same day online on E-PADS at 11:30 AM
- Bids are invited in **single stage two envelope system**; it shall include both **(1) technical and (2) financial details**. The financial part will contain the cost of works. Technical part must contain complete technical details as desired by this tender. PGJDC will open these bids as per schedule.
- Financial Bids of only Technically Qualified Firms will be opened. Financial bids of the firms who disqualified technically, will be returned unopened.
- Contract shall be awarded on Quality and Cost based selection procedure (QCBS). Technical evaluation of the bids will be done internally (as per the proposed technical evaluation matrix). 70% Weightage will be given to Technical Marks and 30% Weightage will be given to Financial Marks obtained by the Bidder for selection.
- All the bids must be accompanied by an **Earnest Money deposit (EMD)** amounting to minimum 2% of the total amount quoted by the bidder in the form of a pay order / bank draft issued by any Bank in favor of **Pakistan Gems and Jewellery development Company**. The EMD of the successful bidder will be refundable after three months of satisfactory completion of work.
- 10% performance guarantee to be submitted by the successful bidder for a period of one year.
- Silence against any of the Bid conditions shall mean bidder agrees to comply with that/those conditions of Bid.
- The Total Bid Amount shall be written both in figures and words.
- Bidder shall agree to all terms & conditions as incorporated in tender document. **Conditional & incomplete tenders shall be rejected.**
- The Earnest Money Deposit may be forfeited, if a bidder withdraws his bid during the period of bid validity.
- The earnest money of the selected bidder will be forfeited, in case the selected bidder refuses to execute the job after award of contract.
- The bid shall remain valid for **90 days** after the date of bid opening.
- To assist the examination, evaluation and comparison of bids, PGJDC may at its discretion, ask the bidder for clarification of its bid. The request for clarification and the response shall be in writing.

- Bidder shall submit undertaking that he is not blacklisted by any department or agency in Pakistan or abroad.
- Procuring Agency may increase/decrease the scope of work to be required in the purchase order as per its requirement.
- Each Page of the Tender Document to be signed and stamped by the Bidder and submitted with the bid.
- Marks will be granted on the basis of following Technical Evaluation Matrix. Firms who obtain minimum **65%** marks in the technical evaluation will be eligible for opening of Financial Bids.

EVALUATION CRITERIA For Technical Qualification		
A	QUALIFICATION OF STAFF AND STRENGTH OF TECHNICAL STAFF	10 Marks
B	CONCEPTUAL DESIGN, UNDERSTANDING, APPROACH & METHODOLOGY	25 Marks
	a) Conceptual Design, Proposal Presentation and Innovativeness	20 Marks
	b) Understanding of Project Area & Local Bye-Laws with similar Projects already completed	10 Marks
	c) Approach & Methodology	05 Marks
C	EXPERIENCE & PAST PERFORMANCE OF THE FIRM	25 Marks
	1.General Experience of the Firm Building Projects Completed (in last 10 Years) with a project cost of over Rs. 2000 million or above (5 completed Projects will be evaluated)	05 Marks
	2.Specific Experience of the Consultant relevant to the assignment Specific relevant projects Completed (in last 10 Years) with minimum 10 Story Building of similar nature & Complexity (5 completed Projects, designed and supervised will be evaluated).	10 Marks
	3. International Experience /International JV partners Firm having experience in similar projects	10 Marks

To,
Pakistan Gems and Jewellery Development Company.
Pakistan Gems and Jewellery Development Company
Ground Floor, PIDC House, Dr. Ziauddin Ahmed Road Karachi
Ph: +92-347-1268061, +92-322-8231858

Contact Person:
Mr. Yaser Islam
Manager Projects

Terms and Conditions Accepted

Signature: _____

Name: _____

Date: _____

Seal

