

**PRE-QUALIFICATION OF CONSULTANT - REMAINING  
CONSULTANCY WORKS FOR CONSTRUCTION OF BAHRIA  
UNIVERSITY LAHORE CAMPUS (BULC) DREAM GARDENS  
LAHORE**



**REQUEST FOR PROPOSALS**

June 2026

**BAHRIA UNIVERSITY HEAD OFFICE  
SHANGRILLA ROAD, SECTOR E-8, ISLAMABAD**



## **BAHRIA UNIVERSITY ISLAMABAD**

### **Discovering Knowledge**

#### **PRE-QUALIFICATION OF CONSULTANT - REMAINING CONSULTANCY WORK FOR CONSTRUCTION OF BAHRIA UNIVERSITY LAHORE CAMPUS (BULC) DREAM GARDENS LAHORE**

Ref. No. **BU/P&D/BULC/PC-I/25**

Dated: 06 July 2026

1. The Bahria University Head Office Islamabad invites Proposals/Expression of Interest (EOI) for the appointment/selection of a Consultant for **PRE-QUALIFICATION OF CONSULTANT - REMAINING CONSULTANCY WORK FOR CONSTRUCTION OF BAHRIA UNIVERSITY LAHORE CAMPUS (BULC) DREAM GARDENS LAHORE.**

Reputed consultancy firms/companies registered with PEC, having a minimum of 10 years' experience in the planning and development of academic complexes/universities are invited to submit detailed and updated profiles to the Planning & Development Directorate, Bahria University Head Office Islamabad for pre-qualification. The firms must fulfill the following requirements:

- Submit a brief company profile including year of establishment (with copy of registration certificate) and summary of relevant past experience during the last ten (10) years.
- Demonstrate past experience in master planning of university campuses or similar large-scale institutional projects, each covering an area of approximately 300 Kanals (or more).
- Provide a detailed list of similar building projects that have been designed, supervised, and successfully completed by the firm during the last ten (10) years, indicating: project title, location, covered area, client name, year of completion, scope of services rendered, and current status (completed/ongoing).
- Provide a detailed list of key technical personnel, proposed for the project, along with their bio-data (CVs) and copies of valid registration certificates with the Pakistan Engineering Council (PEC), Pakistan Council of Architects and Town Planners (PCATP), or other relevant professional bodies, as applicable.
- Submit audit reports, income tax returns, and details of working capital for the last five (05) years, along with a certificate of available bank credit line.
- An affidavit on non-judicial stamp paper, duly attested, stating that the firm has never been blacklisted or involved in litigation by any authority/government department.

2. The applications, along with the company profile and supporting documents, must reach the Planning & Development Directorate, Bahria University Head Office, Islamabad on or before 22 July 2026 at 1100 hours (**Through EPAD & Hard copy**). Proposals will be opened on the same date at 1130 hours. Selection of firms shall be carried out by the Scrutiny Committee, including necessary presentations by technically shortlisted companies/firms, in accordance with the Regulations on Procurement of Consultancy Services, 2010.

3. The detailed Terms of Reference (TORs) can be obtained from EPAD & the office of the undersigned upon payment of Rs. 5,000/- (Non-Refundable) in the shape of a Pay Order in favor of Bahria University, during office hours up to 22 July 2026. NTN of BU is 2132767-0.

4. Bahria University reserves the right to reject all proposals at any time prior to acceptance, by invoking Rule 33 of the Public Procurement Rules, 2004. Financial bids will be invited later only from the shortlisted firms that qualify during the technical evaluation.

5. For any clarification or additional information, firms may contact the P&D Department on any working day during office hours.

**Director (P&D)**

**Bahria University Head Office, Shangrila Road, Sector E-8, Islamabad  
Phone & Fax No.051-9263409 & 051-9260002-10 Ext 1258 & 1646**

## **SECTION-I**

### **Standard Instructions to Bidders**

#### **Section 1.1 The following data shall be applicable:**

| <b>S#</b> | <b>Attribute</b>                               | <b>Details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a.        | Name of Client                                 | Bahria University Islamabad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| b.        | Client Address                                 | Shangrilla Road, Sector E-8, Islamabad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| c.        | Collection of Bidding Documents from           | Through EPADS or can be obtained from following offices: <ul style="list-style-type: none"> <li>• Project Coordinator Office, Bahria University Lahore Campus, 47-C, Civic Center, Johar Town, Lahore.</li> <li>• Office of P&amp;D Dte in the basement of Quaid Block Room No. 09. Bahria University Head Office Islamabad</li> </ul>                                                                                                                                                                                                   |
| d.        | Price of Bidding Documents                     | Rs. 5000/- in the shape of a Pay Order. (Non-refundable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| e.        | Communication/Correspondence                   | Director Planning & Development<br>BU Shangrilla Road, Sector E-8, Islamabad<br>Email address: <a href="mailto:dpd@bahria.edu.pk">dpd@bahria.edu.pk</a><br>Tel: 051-9261930 Ext. 1646, 1285, 1638                                                                                                                                                                                                                                                                                                                                        |
| f.        | Submission of Technical profile by hand        | Technical profile /Bids are to be submitted at the DD (P&D) Office in the basement of Quaid Block Room No. 09. Bahria University Head Office Islamabad                                                                                                                                                                                                                                                                                                                                                                                   |
| g.        | Submission of Technical profile/bids by post   | In case a bidder prefers to submit a bid through courier, he must ensure that it is dispatched timely enough to reach the Office of P&D Dte before the date and time specified in section I of the bidding document. The Technical profile/bids so dispatched must be addressed as below:<br>The President Standing Purchase Committee, C/O Director P & D Bahria University, Sector E-8, Shangrilla Road, Islamabad.                                                                                                                    |
| h.        | Non-Eligible Bidders                           | This Invitation for Bids is open to all eligible bidders, except as provided hereinafter. <ul style="list-style-type: none"> <li>• Bidders, who have been associated in the past, directly or indirectly, with a firm or any of its affiliates that have been engaged by the Purchaser to provide consultancy for the preparation of the design, specifications, and other documents to be used under this Invitation for Bids.</li> <li>• Bidders under a declaration of ineligibility for corrupt and fraudulent practices.</li> </ul> |
| j.        | Criteria for Technical profile/bids Evaluation | A committee of experts will be constituted for this purpose, which shall evaluate bids by keeping the criteria laid down.                                                                                                                                                                                                                                                                                                                                                                                                                |

**SECTION-II**  
**Special Instructions to Bidders**

**Section 2.1**

| <b>S#</b> | <b>Attribute</b>                       | <b>Details</b>                                                                                                                                                                                                         |
|-----------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a.        | Name of Project                        | Strengthening of Academic & Research Program at Bahria University Lahore Campus (PC-I Project)                                                                                                                         |
| b.        | Ad Published on                        | 06 July 2026                                                                                                                                                                                                           |
| c.        | Medium                                 | News Paper, PPRA & BU Website                                                                                                                                                                                          |
| d.        | Source of Funds                        | PSDP funded                                                                                                                                                                                                            |
| e.        | Deadline for bid submission            | 22 July 2026 at 1100 hrs                                                                                                                                                                                               |
| f.        | Time, date, and place for bid opening. | 22 July 2026 at 1130 hrs at Bahria University Islamabad, Sector E-8, Islamabad.                                                                                                                                        |
| g.        | Bidding Procedure                      | Pre-Qualification Procedure shall apply.                                                                                                                                                                               |
| h.        | Subject and File No.                   | Pre-Qualification of Consultant - Remaining Consultancy Work for Construction of Bahria University Lahore Campus (BULC) Dream Gardens Lahore (PC-I) File NO. BU/P&D/BULC/PC 1/25/                                      |
| j.        | Acceptance of Bids                     | A Committee of experts from the Director (P&D) shall be constituted to evaluate the Technical Profile/bids. The committee may use any source or technique to check the Technical Profile/bids submitted by the bidder. |
| k.        | Joint Venture (JV)                     | No joint venture (JV) is allowed.                                                                                                                                                                                      |

## **SECTION III**

### **Requirements/Criteria for Score Based Evaluation**

#### **3.1 Mandatory Requirements/Criteria**

3.1.1 The qualification requirements on the basis of which the bidders shall be evaluated are specified below. These documents shall be submitted by the bidders as part of their Technical Proposal/Qualification Documents in a sealed envelope.

3.1.2 If any submitted documents are found to be false, fake, or misleading, the Client reserves the right to disqualify the firm from further participation in the bidding process, in accordance with applicable rules.

3.1.3 In addition to the mandatory requirements, bidders must provide evidence of

- Relevant past experience and track record
- Technical capability and availability of qualified personnel
- Financial capability and soundness
- Firm's proposed methodology and approach for executing the assignment

| <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Evaluation Criteria</b> | <b>Result</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------|
| <b>I) Reconfirmation of Valid PEC Registration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |               |
| <p>The Consultant must have a valid Pakistan Engineering Council (PEC License) having experience of 10 years and above.</p> <p>(This is a mandatory requirement)</p> <ul style="list-style-type: none"><li>• Valid PEC Certificates as per the above = Qualified</li><li>• Expired PEC Certificate of required categories (In the process of validation, with proof)</li><li>• No PEC Certificate = Disqualification from the Pre-Qualification process</li></ul>                                                                       | Qualified/Disqualified     |               |
| <b>II) Valid Undertaking/Declaration of No Litigation/Blacklisting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |               |
| <p>A fresh/original Undertaking (On Stamp Paper, duly signed and stamped by the Firm and duly notarized) declaring that the Firm (Consultant) has not been involved in any kind of litigation process up to the present. The Undertaking should also mention that the Firm has also not been blacklisted by any government authority/agency, semi-government, or any autonomous body to date. (This is a mandatory requirement).</p> <ul style="list-style-type: none"><li>• Valid Undertaking (as per above) duly signed and</li></ul> | Qualified/Disqualified     |               |

|                                                                                                             |                        |  |
|-------------------------------------------------------------------------------------------------------------|------------------------|--|
| stamped =Qualified<br>• Invalid Undertaking Submitted = Disqualification from the Pre-Qualification process |                        |  |
| <b>III) NTN Certificate</b>                                                                                 |                        |  |
| A copy of NTN Certificate and active Tax pair shall be provided by the Bidder as a mandatory requirement.   | Qualified/Disqualified |  |

**Note:** The above qualification status shall be decided on a Pass/Fail basis.

## Section 3.2 Other Requirements/Criteria for Score-Based Evaluation

| Sr. No.  | Category                 | Weightage/Marks |
|----------|--------------------------|-----------------|
| <b>A</b> | Experience & Performance | 40              |
| <b>B</b> | Personnel Capabilities   | 25              |
| <b>C</b> | Financial Soundness      | 20              |
| <b>D</b> | Presentation             | 15              |
|          | <b>TOTAL</b>             | 100             |

### A. General Experience

| Sr. No.                      | Description                                                                                                                                                                                                                                              | Marks Assigned | Explanation for Marks                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a)</b>                    | Consultancy projects of similar nature and complexity completed in last 5 years with a minimum project value of PKR 1 billion including supervision or with covered area up to 300,000 Sft<br>No Marks are awarded for works less than specified limits. | <b>15</b>      | <p>* Full Marks (15) are given if the consultant has completed at least 03 projects of a similar nature in the last 5 years.</p> <p>* For less than 3 projects completed use the following weightage. <math>15 \times (A/3)</math><br/>A = No of projects of similar nature Completed in last ten years</p> <p>* N.B. No marks will be given in the absence of documentary proof.</p> |
| <b>b)</b>                    | Consultancy projects of similar nature and complexity in-hand with a minimum project value of PKR 1 billion or with covered area up to 300,000 Sft.                                                                                                      | <b>15</b>      | <p>* Full Marks (15) are given if the consultant has 3 projects of similar nature in-hand.</p> <p>* For less than 3 projects in-hand use the following weightage. <math>15 \times (A/3)</math><br/>A = No of projects of similar nature In-hand during last ten years</p> <p>* N.B. No marks will be given in the absence of documentary proof.</p>                                   |
| <b>c)</b>                    | Consultancy projects in Master planning/Infrastructure of projects of similar nature minimum 150 kanal                                                                                                                                                   | <b>10</b>      | <p>* Full Marks (10) are given if the consultant has 2 projects of similar nature in-hand/completed.</p> <p>* For less than 2 projects in-hand use the following weightage. <math>10 \times (A/2)</math><br/>A = No of projects of similar nature In-hand during last ten years</p> <p>* N.B. No marks will be given in the absence of documentary proof.</p>                         |
| <b>Total Marks Allocated</b> |                                                                                                                                                                                                                                                          | <b>40</b>      |                                                                                                                                                                                                                                                                                                                                                                                       |

## B. Personnel Capabilities

| S. No.                                                                                   | Description                                       | Marks Assigned | Criteria For Marks Obtained    |
|------------------------------------------------------------------------------------------|---------------------------------------------------|----------------|--------------------------------|
| <b>Key Persons (Design)</b>                                                              |                                                   |                | <b>Experience in Years</b>     |
| 1.                                                                                       | Senior Structure Engineer<br>PhD/MSc structures   | 3              | Minimum 15 Years of Experience |
| 2.                                                                                       | Structural Engineer<br>BSc. Civil Engineering     | 2              | Minimum 10 Years of Experience |
| 3.                                                                                       | Senior Architect<br>M. Arch or Equivalent PCATP   | 3              | Minimum 15 Years of Experience |
| 4.                                                                                       | Architect<br>B. Arch or Equivalent PCATP          | 2              | Minimum 10 Years of Experience |
| 5.                                                                                       | Contract Engineer<br>BSc Civil Engineering        | 2              | Minimum 10 Years of Experience |
| 6.                                                                                       | Mechanical Engineer<br>BSc Mechanical Engineering | 1              | Minimum 8 Years of Experience  |
| 7.                                                                                       | HVAC Engineer<br>BSc Mechanical Engineering       | 1              | Minimum 8 Years of Experience  |
| 8.                                                                                       | Electrical Engineer<br>BSc Electrical Engineer    | 1              | Minimum 8 Years of Experience  |
| 9.                                                                                       | Electrical Engineer<br>I.t & BMS                  | 1              | Minimum 8 Years of Experience  |
| <b>Sub Total</b>                                                                         |                                                   | <b>16</b>      |                                |
| <b>Key Personnel – Construction</b><br>(Minimum qualification B.Sc. Engineering/B. Arch) |                                                   |                | <b>Experience in Years</b>     |
| 1.                                                                                       | Team Leader                                       | 2              | Minimum 12 Years of Experience |
| 2.                                                                                       | Project Architect                                 | 2              | Minimum 12 Years of Experience |
| 3.                                                                                       | Lead Structural Engineer                          | 1              | Minimum 8 Years of Experience  |
| 4.                                                                                       | Lead Electrical Engineer                          | 1              | Minimum 8 Years of Experience  |
| 5.                                                                                       | Lead Mechanical & HVAC                            | 1              | Minimum 8 Years of Experience  |
| 6.                                                                                       | Resident Engineer                                 | 1              | Minimum 8 Years of Experience  |
| 7.                                                                                       | Lead BMS & IT Engineer                            | 1              | Minimum 8 Years of Experience  |
| <b>Sub Total</b>                                                                         |                                                   | <b>9</b>       |                                |

### C. Financial Soundness

For Financial Status assessment, the Applicants may be required to submit Audited financial statements for the last Five (5) years or any other document which verifies their Financial Status.

| Sr. No.               | Description                                | Marks Assigned | Explanation for Marks                                                                                                                                                                                                                                                                                           |
|-----------------------|--------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a)                    | Audit report of last five (05) years       | 5              | Each year will have 1 Numbers with maximum of 5                                                                                                                                                                                                                                                                 |
| b)                    | Income tax returns of last five (05) years | 5              | Each year will have 1 Numbers with maximum of 5                                                                                                                                                                                                                                                                 |
| c)                    | Working capital in last 5 years            | 5              | The marks distribution based on the project value is as follows. Considering X is the project value then the marks allocation shall be as follows:<br><br>$X \geq 200$ million      5 Marks<br>$X \geq 150$ million      3.5 Marks<br>$X \geq 100$ million      2.5 Marks<br>$X \geq 50$ million      1.5 Marks |
| d)                    | Available Bank Credit Line                 | 5              | The marks distribution based on the project value is as follows. Considering X is the project value then the marks allocation shall be as follows:<br><br>$X \geq 20$ million      5 Marks<br>$X \geq 15$ million      3.5 Marks<br>$X \geq 10$ million      2.5 Marks<br>$X \geq 5$ million      1.5 Marks     |
| Total Allocated Marks |                                            | 20             |                                                                                                                                                                                                                                                                                                                 |

### D. Presentation

| Sr No.                | Description                   | Marks Assigned | Explanation for Marks                                                                                                                                                               |
|-----------------------|-------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a)                    | Assessment based Presentation | 15             | An assessment-based presentation will be given by the firm about their company profile along with projects of similar nature under taken in the past and projects in hand/pipeline. |
| Total Allocated Marks |                               | 15             |                                                                                                                                                                                     |

### Key Notes on Evaluation Criteria:

- (1) For Technical Proposal/Bid Assessment, the Bidder must secure an overall score of a minimum of 60 out of a Total of 100 Points, and each category must secure a minimum of 50% Points in addition to meeting all Mandatory Requirements as stipulated in this Document.
- (2) Financial bids will be invited later only from the shortlisted firms that qualify during the technical evaluation.
- (3) Lahore based firms will be given preference.

## **RECEIPT:**

Received a Bank Draft/Pay Order of Rs. 5000/- (Rupees Five Thousand only) as non-refundable from Mr. \_\_\_\_\_, Mobile No. \_\_\_\_\_ on account of Tender Documents supplied to M/s \_\_\_\_\_ Address \_\_\_\_\_ in response to Bahria University Tender Notice.

Receipt No. \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
**Bahria University Officer**

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### **ISSUE NOTE:** (This portion will be retained in office)

Tender Document No. \_\_\_\_\_ Issued to M/s \_\_\_\_\_

Address \_\_\_\_\_

Received a Bank Draft/Pay Order of Rs. 5000/- (Rupees Five Thousand only) as non-refundable from Mr. \_\_\_\_\_, Mobile No. \_\_\_\_\_

**Signature:**

**Bahria University Officer**  
Bahria University, Sector E-8,  
Shangrila Road, Islamabad.  
Tel No, 051-9261930  
Ext-1285 & 1638

Date \_\_\_\_\_