

Phase-1 of the Consultancy Services in Pre-Design Phase of the Project

Deliverables Expected

During the Design Competition Phase of the Project

The intent of this RFP is to select a Consultant who will apprehend Employer's requirements and create Definitive Project Brief during pre-design phase of the Project; which will act as template that defines project needs and, subsequent, design constraints under which the successful Consultant shall design all components of the building.

Services of the Consultant shall be extended to the Design Phase of the Project after approval of the initial proposal by the Evaluation Committee.

To accomplish an iconic and unconventional design for "Centaurus Gujranwala" the Employer is looking for innovative ideas from the consultants participating in the Design Competition. The Consultants are required to submit their proposals for broad planning parameters and conceptual plan of the aforesaid project which shall include but not limited to the following:

- 1) Design brief with space planning, fire zoning, outline sketches, output based specifications, functional requirements complete with schedules of accommodation. The outline sketches shall include floor plans, elevations, sections, schematics for MEP services and traffic circulation concepts.
- 2) The Consultants shall propose out-of-the-box approach that entails enhanced and unique mall features having technology newness which should introduce changes and novel ideas in the prevailing shopping mall concepts complete with functional requirements of the new and unaccustomed features. Such as Food Court, Anchor Stores, Customer Entertainment features and other potential footfall pullers.
- 3) Sustainability and environmental Strategy, including requirements of the health, safety and welfare requirements.
- 4) Provide photo realistic 3D views with exterior and interior animations etc.
- 5) Comparison between Constructible area and saleable area, complete with benefit-cost analysis.
- 6) Market and demand analysis reports complete with full constraints analysis.
- 7) Data Collection of the Existing conditions including location and capacity of existing utilities, access to the site, traffic circulation concepts and constraints (if any) due to local market conditions and regulations of statutory authorities.
- 8) Identify advantages and constraints of the site in order to propose preferred options at a later stage.
- 9) Establish design standards/Codes for the project.
- 10) Project Execution Plan – to establish initial timeline for the project which should define pre-construction, construction and close-out phases of the project.
- 11) Final comprehensive report consolidating all studies, analyses and design recommendations.

Employer requires that all Services of the Consultant shall be performed with that degree of skill, care and diligence normally shown by a professional performing service of comparable scope, purpose, and magnitude. The consultancy firms shall provide Design Services for complete design of the project including but not limited to Structural, Architectural, Interior, MEP & Sustainability design packages. Consultants will perform, manage, and coordinate the required project scope of services in accordance with Exhibit A and Exhibit B.

Sr No	By Laws
1	FAR : 1:5
2	Ground Coverage : 90%
3	Set Backs : Front 20 Feet, Sides 13 Feet
4	Height : 142 Feet
5	Parking : As per LDA Bye Laws