

2nd Revised PC-II



“Establishment of KEMU Campus at
Muridkey (PC-II)”

January 2023 - Dec 2023

TOTAL COST: 145.235 M

2nd Revised PC-II

“Establishment of KEMU Campus at Muridkey (PC-II)”.

1. Name by which the survey / study “Establishment of KEMU Campus at Muridkey (PC-II)”.
Shall be identified.

2. Administrative Authorities. -

Responsible for:-
 - a. Sponsoring Government of Punjab
 - b. Executing King Edward Medical University, Lahore.
 - c. Operation King Edward Medical University, Lahore.

3. Central Ministry Concerned with:-
 - a. Sponsoring N/A
 - b. Executing N/A

4. Details of Survey and Feasibility Studies.

a. General Description

King Edward Medical University, Lahore is planning to establish a new independent and self-contained premises of King Edward Medical University out of the city bounds of Lahore. For this purpose, the government is planning to establish the new premises on Narowal-Muridkey Road in District Sheikhupura on an area of approximately 229 Acres. These premises shall include all the essential components of a Medical University at one place so that quality education can be imparted and top class practical experience can be provided to the students at one place. Keeping in view the present day trends and requirements, multi-storey buildings would be constructed to accommodate the facilities required to be provided. The project would be carried out in a phased manner. This objective would be full filled by engaging consultants for carrying out detailed survey of the Area, preparing master plan and detailed Architectural and Engineering design of engineering design of various components of the project.

The existing premises of King Edward Medical University is located right in the heart of Anarkali which is a densely populated Area and visited by thousands of People every day for their day to day shopping activities. Anarkali is down town area always choked with traffic and resonating with the noise of car horns making it difficult for the students to focus on their educational activities. Travelling to and from the University is no less than an uphill task.

The King Edward Medical University was established in 2006 by upgrading the King Edward Medical College to the status of University. The campus of the then college was not spacious enough to meet the demands of a university. This also includes the hostel facilities.

Medical Science is developing at a tremendous pace requiring establishment of new departments and facilities. However, due to acute shortage of space, neither the hostels can be built nor any other department can be created. Even no open space is available in the near vicinity which could be acquired to undertake these development activities.

In view of above, it has been decided by the Government of Punjab to establish a new self-contained campus of King Edward Medical University with the most modern facilities in a calm, serene and peaceful environment away from the hustle bustle of day to day activities.

i). Background History & Achievements of the Project

History of PC-II

- PC-II of the scheme was approved from PDWP at a total cost of Rs. 175.507 (M) through SHC&MED Letter No. S.O (DEV-I) 38-3/2014 on 29-06-2015 (Annexure A). After fulfilling the codal formalities, the PMU staff was recruited in April, May 2016 for 2 years. Funds for the project (1st Audit Copy) for financial year 2015-16 amounting to Rs. 23.621 M was received through letter no. P&E-II/2-3/15-16/R36 (T&M) dated: 03-06-2016.

Meanwhile the services of the Engineering Services Consultant (ESC) hired for the designing of the project on 26/07/2016 had to be terminated through letter No. 18133 /KEMU/2017 dated: 15-07-2017 because of poor performance and very slow work. The Syndicate of the KEMU decided to terminate the contract of the consultant. The total claimed bill of the consultant was Rs. 4.351 M. Out of which Rs. 1.876 had already been paid and his claim amounting to Rs. 2.475 M was not paid. Moreover letter has been written to blacklist the firm.

Because of termination of first Consultant the process of hiring of new consultant was started in October 2017 and the 2nd consultant G3 Engineering Consultants (Pvt) Ltd. was hired on 16.01.2018 with bilateral agreement. The revised PC-II (for extension in gestation period) was sent for approval through Letter No. 6056 /KEMU/2018 dated: 12-03-2018 (Annexure B). PMO SHC&ME Department sent observations on submitted revised PC-II in meeting held on 02-10-2018 (Annexure C). A Meeting under the Chairmanship of Special Secretary (D&F), SHC&ME Department to discuss the revised PC-II was held on 18-12-2018 (Annexure D). After amendments, Revised PC-II amounting to Rs. 223.989 M for the period of Jan 2017-June 2020 was submitted through a letter dated 23-02-2019 (Annexure E).

A Pre-PDWP meeting was held on 24.04.2019 and 02.10.2019 under the chairmanship of Member (Health), P&D Department. After incorporating the proposed amendments and observations by P&D department, the revised PC-II with total cost of Rs. 145.235 M was approved vide no. SO(Dev-1)38-3/2014 dated 27.01.2020. with gestation period till 2020. (copy attached)

Later on gestation period was extended till 31st December 2021 vide no. SO (Dev-1)38-3/2014 dated 27-12-2021. (Copy attached)

- The Scope of original approved PC-II was as under ;

Approved PC-II was in phased manner includes

Phase I

Sr.No	Scope of Work	Status
i.	Hiring of Consultants	Completed
ii.	Topographic Survey	Completed
iii.	Soil Investigation	Completed
iv.	Boundary wall	Completed
v.	02 Rooms for security Guards	Completed

Phase II

Sr.No	Scope of Work	Status
i.	Master Planning	Completed
ii.	Layout plans	Completed
iii.	Architectural Drawings	In process
iv.	Structural Drawings	Not final Yet
v.	Public Health / Electrical Drawings	Not final Yet
vi.	Road Design	Not final Yet
Vii	Preparing of BOQs	Not final Yet
Viii	Tendering and Bidding process	Not final Yet
Ix	Awarding of contracts	Not final Yet

Following are the achievements of the Project.

II). Achievements of the Project

- The University has acquired the land from Government of Punjab at Muridkey-Narowal road of 229 Acres 3 kanals & 13 Marla.
- 2 No's of Security Guard Rooms have been built.
- Master Plan of New Campus has been approved.
- Boundary wall is partially completed.
- Consultant has been hired.

III. Reason for 2nd Revision of PC-II

Gestation period of Revised PC-II (Amounting to Rs. 145.235 Million) will expire on 31st December, 2022. M/S Atif Nazar (Pvt) Ltd. Consultant was hired in April, 2021 for a period of One Year to complete the assignment in 8 steps / deliverables as follows.

Sr. No	Deliverable	Amount in Million
1.	Inception Report	3.110
2.	Report on Survey, Site Plan, Sub Soil Investigation	3.110
3.	Preliminary Conceptual Design of Project	6.220
4.	Complete Master Plan	12.440
5.	Preparation and approval of PC-I	6.220
6.	Final Detailed Design	12.440
7.	Preparation of Procurement documents (PQD, RFP, all Evaluation Report & Contractual Documents) for hiring of Contractor	6.220
8.	Preparation of all required Documents in light of TORs and PC-II	12.440

Deliverables one to four has been completed and payment has also been made to consultant. Working on deliverables 5&6 is under progress. PC-I of International Hospital & Undergraduate Medical College will be submitted up to third week of December 2022. Assignment cannot be completed up to 31th December, 2022 due to following reasons.

- Last two deliverables (7&8) can only be started after approval of PC-I from Punjab Government.
- Concept note for Construction of Hospital was submitted to Punjab

Government vide letter No. P&D/ KEMU/ 95-97 dated 15.02.22, to include in PSDP 2022-23 but it was not included.

- Retirement of the then Project Director.
- Dispute regarding boundary wall between KEMU & Civil Aviation Authority.

In view of the above mentioned circumstances, gestation period of One Year w.e.f 1st January 2023 to 31st December 2023 is required so that the designing and documentation as per approved Scope of Consultant Agreement can be completed.

IV.Comparative statement of Approved and revised cost

The Comparison is as follows

Approved PC-II Cost	Revised PC-II Amended Cost	2nd Revised PCII
175.507M	145.235 M	145.235

Estimated Cost (Rs. In million)

The Cost of this PC-II was based on the following

Components;

- I. Cost of Consultancy Services
- II. Cost of establishment of Project Management Unit (Skeleton Staff) up to Dec 2020, established to provide technical support to KEMU and to overview the activities of Consultants on behalf of KEMU and recurring expenditure of office. After the master planning phase, the PMU will continue to work till the last components of the new campus is in place/constructed.
- III. Other costs including (Cost of equipment cost of preliminary works & recurring expenses will be capped to Rs. 47.673 till)
- IV. The cost of salaries of Drivers & Brick work of wall will be adjusted from the funds of KEMU upon approval by P&D Board / Syndicate.

The Cost for Project Management Unit (PMU) will be for the duration of Master Planning and will continue for the subsequent planning and execution/ implementation of plan for Individual Components after preparing PC I Form for each component.

i. Based on the estimated cost the Consultancy Services Cost comes out to be
=Rs.1.876M + Rs. 78.764 M = Rs. 80.640 M

ii. Detail of PMU Salaries & Project Allowance

Total Cost of post for PMU (Rs. 45.435 M) and will continue till the completion of last Component of the new campus

iii. Cost of Equipment
(After Master Planning till last Component / building is constructed, one time expenditure) **=Rs. 3.536 M**

(After Master Planning till last Component / building is constructed,
One time expenditure

v. Recurring Expense	=Rs. 1.790 M
vi. Cost of Preliminary works	=Rs. 13.834 M
Total =	=Rs.145.235M

The Cost of Revised PC-II is **Rs. 145.235 M.**
The Detail of each component is attached.

• **Comparative Statement**

Sr. No.	Particulars	Approved PC-II Cost	Revised Cost of PCII	2 nd Revised PCII	Reason
1	Consultancy Fee included tax:-	121.560M	78.764+1.876 =80.640M	80.640M	No change in scope of work only extension of gestation of period is required till 31 st December 2023.
2	Posts for PMU:-	24.372M	45.435 M	45.435M	
3	Cost of Equipment:-	3.995M	3.536 M	3.536M	
4	Cost of Vehicles:-	14.035M	0	0	
5	Recurring Expense:-	3.885M	1.790 M	1.790M	
6	Cost of Preliminary Works	7.660M	13.834 M	13.834	
Total		175.507M	145.235 M	(145.235 M)	

I. Local cost	145.235 M
II. Foreign Cost	Nil
III. Total Cost	145.235 Million

IV. Financial Phasing

Financial Year	Allocation of Fund (Rs. Million)	Release of Fund (Rs. Million)	Expenditure (Rs. Million)	Revised Expenditure after Pre PDWP
2015-16	23.621	23.621	2.400	2.400
2016-17	64.001	64.001	36.326	29.913
2017-18	38.000	38.000	0.000	0.000
2018-19	47.840	19.934 M	17.697	15.361
2019-20	80.000	20.000	1.994	0.000
2020-21	88.434	26.803	8.117	
2021-22	61.790	40.349	20.724	
2022-23	21.144	21.144	1.384	
Total	424.83	108.296	88.642	47.673

v) **Timelines of all Activities to Be carried out through PC-II**

Layout plans, Architectural Drawings, Structural Drawings, Public Health / Electrical Drawings, Road Design,ts are to be done by June, 2022.

Timelines for submission of PC-Is in phased Manner along with source of funding

Attached.

vi) **Gestation Period of 2nd Revised PC-II extended till 31st December 2023**

Gestation period for the scheme is required to be

vii) **Detail of staff recruited Phase-I**

Sr. No.	Designation	BPS	Joining Date	Skeleton Staff Cape till 30-06-2019	Present Status
1.	Project Director	20		Post Capped	Post Capped
2.	Project Manager	20	09-04-2016	YES	Contract Expired & Left
3.	Senior Architect	20	11-04-2016	Post Capped	Resigned
4.	Procurement Specialist / Project Coordinator	19	-	YES	Not hired yet
5.	Deputy Project Manager (Arch.)	18	02-04-2016	YES	Contract Finished
6.	Assistant Account officer	16	18-08-2016	Post Capped	Expired and left
7.	Assistant Audit	16	16-08-2016	YES	On Duty & Serving
8.	Stenographer / P.A	15	25-05-2016	Post Capped	Contract Finished
9.	Stenographer / P.A	15	21-05-2016	Post Capped	Contract Finished
10.	Stenographer / P.A	15	26-05-2016	Post Capped	Contract Finished
11.	Sub Engineer	14	24-05-2016	YES	On Duty & Serving
12.	Head Draftsman	13	23-05-2016	YES	Contract Finished
13.	Computer Operator	12	18-04-2016	YES	On Duty & Serving
14.	Computer Operator	12	28-05-2018	Post Capped	Contract Finished
15.	Junior Clerk	11	14-05-2016	Post Capped	Contract Finished
16.	Driver	04	14-05-2016	Post Capped	Contract Finished
17.	Driver	04	15-04-2016	Post Capped	Contract Finished
18.	Driver	04	14-05-2016	Post Capped	Contract Finished
19.	Driver	04	16-05-2016	Post Capped	Resigned
20.	Driver	04	16-05-2016	Post Capped	Resigned
21.	Naib Qasid	01	14-05-2016	YES	Contract Finished
22.	NaibQasid	01	10-06-2016	Post Capped	Contract Finished
23.	Naib qasid	01	14-05-2016	Post Capped	Contract Finished
24.	Naib qasid	01	16-05-2016	Post Capped	Contract Finished
25.	Naib Qasid	01	11-05-2016	Post Capped	Resigned

26.	Security Guard	01	19-04-2016	Post Capped	Contract Finished
27.	Security Guard	01	23-04-2016	Post Capped	Contract Finished
28.	Sanitary Worker	01	14-05-2016	YES	On Duty & Serving
29.	Sanitary Worker	01	14-05-2016	Post Capped	Contract Finished

I. Terms of Reference (TOR)

TORs / OBJECTIVES FOR APPOINTMENT

OF CONSULTANCY FIRM AND

ESTABLISHMENT OF PROJECT

MANAGEMENT UNIT (PMU)

A. CONSULTANCY FIRM

Consultants shall be appointed through prequalification and competitive bidding following PPRA Guide lines while ensuring that the procurements are conducted in a fair and transparent manner, the object of procurement brings value for money to the institution and the procurement process is efficient and economical.

The Consultancy firm will be hired for the following tasks:

- I. Carryout detailed topographic survey of allocated site area.
- II. Prepare 3-4 preliminary Concept Designs with rough cost estimate for each component in line with International best standards and practices for the approval of the Client based on which subsequent PC 1 will be prepared.
- III. Prepare Master/Town Plan of the Project including location of various components of the project such as Administration Block, Academic Blocks, Hospital Building, External Development, Road Network, Parking Areas, Utility Areas, Recreational Area, Residential Blocks for University Staff and Students, Source of Water Supply, Water Supply Systems, Waste Water System and Disposal and Source of Electric Supply etc.

Following are some of the important components of the proposed New Campus of King Edward Medical University;

- a. College of Allied Health Sciences
- b. College of Postgraduate Medical Sciences
- c. International Undergraduate Medical College
- d. Institute of Dentistry
- e. College of Nursing
- f. 1000 bedded Hospital
- g. An Emergency Block for 300 Patients
- h. Hostels for 900+ Students
- i. Nursing Hostel for 300 students
- j. Residential Blocks / Areas for various tiers
- k. Resident's Hostels
 - a. For 175 Boys
 - b. For 175 Girls
- l. Overhead Reservoir with water supply system
- m. Waste water and rain water disposal system
- n. Playgrounds
- o. Recreational Areas
- p. Library Complex
- q. Examination Hall for 1000
- r. Gymnasium
- s. Jaamia Mosque
- t. Auditorium with a capacity of 3000
- u. An independent Grid Station for the University
- v. Electrical Sub-Station
- w. Road network
- x. Car, Motorcycle and Ambulance Parking
- y. Utility Areas
- z. Boundary Wall
- aa. 10 Mega Watt Power Generation Plant (Third Party ownership)
- bb. Lawns, Parks and Landscaped areas
- cc. Storm Protection
- IV. Carryout Sub Soil Investigation of the area keeping in view the location of various components.

B. ESTABLISHMENT OF PROJECT MANAGEMENT UNIT (PMU)

Project Management Unit (PMU) will be established with skeleton staff and will work for the duration of Master Planning and subsequent planning, and execution / implementation of plan for individual components after preparing PC I From for each component.

Phase I

- i.** Hiring of Consultants
- ii.** Topographic Survey
- iii.** Soil Investigation
- iv)** Boundary wall
- v)** 02 Rooms for security Guards
- vi)** 06 No. of Containers including platform

Phase II

- i.** Master Planning
- ii.** Layout plans
- iii.** Architectural Drawings
- iv.** Structural Drawings
- v.** Public Health / Electrical Drawings
- vi.** Road Design
- vii.** Preparing of BOQs
- viii.** Tendering and Bidding process
- ix.** Awarding of contracts

c. Project Management Unit

Project Management Unit (PMU) will be established and will work for the duration of Master Planning and after that till the Completion / construction of last component / building as approved in the Master Plan.

The core team of experts shall be deployed by the Consultants as and when the work is let out to the Consultants and the work actually starts on this project. This core team of experts shall include the Surveyors, Geotechnical Experts, Architects, Environment Specialists, BOQ / Contract Experts, Structural Designers, HVAC Engineers, Electrical Engineers, Road Pavement Design Experts etc.

d. Personnel Required (Category/ Number).

As per approved PC-II dated 29-06-2015 A Project Management Unit (PMU) was established and staff recruited, which continue for a contract period of 3 years. The original PMU staff approved was has below. Now a total of 9 Staff members are proposed as detail on page 13.

Total (Phase-I + Phase-II):

1. Project Director (A Doctor to be nominated by KEMU)	1 No (BS-20)
2. Senior Architect	1 No (BS-20)
3. Project Manager / (Civil Eng.)	1 No (BS-20)
4. Deputy Project Manager (Engr.)	1 No (BS-18)
5. Deputy Project Manager (Arch)	1 No (BS-18)
6. Assistant Project Manager(Engr.)	1 No (BS-17)
7. Assistant Project Manager(Arch)	1 No (BS-17)
8. Assistant Account officer	1 No (BS-16)
9. Assistant Audit	1 No (BS-16)
10. PA's / Steno	3 Nos(BS-15)
11. Sub Engineer /Q.S	2 No (BS-14)
12. Head Draftsman	1 No (BS-13)
13. Computer/Cad Operators	2 Nos(BS-12)
14. Junior Clerk	4 Nos(BS-11)
15. Draftsman	1 No (BS-10)
16. Drivers	5 Nos(BS-04)
17. Lower Staff	
a. Naib Qasid	05 Nos(BS-1)
b. Sweeper	02 Nos(BS-01)
c. Chowkidar	02 Nos(BS-01)

The team would, initially be stationed at the KEMU Building in Lahore to perform its duties. However, the Project Management Unit would shift to new Site after Construction of the admin block.

Following staff members are proposed in the amended revised PC-II

Sr. No.	Designation	BPS
1	Project Manager	20
2	Procurement Specialist / Project Coordinator	19
3	Deputy Project Manager (Arch.)	18
4	Assistant Audit	16
5	Sub Engineer	14
6	Head Draftsman	13
7	Computer Operator	12
8	Naib Qasid	01
9	Sanitary Worker	01

e. Equipment.

Equipment required for investigation, sampling and testing of materials will be arranged by the Consultant. However, the following equipment and machinery would be required for smooth running

and operation of the Project Directorate / Project Management Unit.

1. Office Furniture for Officers & Staff
2. Computers (Laptops, Desktops), Printers, Photocopiers, Fax Machines, Scanners, Multimedia etc.

f. Transport

As decided in the meetings with P&D Board, all vehicles in the previously approved PC-II have been deleted from the Revised PC-II.

g. Mode of Financing Government of the Punjab through ADP

- h. Give Budget Provision** ----
- i. If Foreign Exchange is involved** -----
- j. Indicate whether a Firm Commitment is available.** N.A

k. Details of Scheme likely to be submitted after survey and Studies are completed.

I. Description General	General Description	Discussed in para 4
II. District Sheikhpura	Location	Muridkey Narowal Road

l. Detail of Scheme likely to be submitted after survey and Studies are completed.

m. General Description.

Establishment of New Campus of King Edward Medical University at Muridkey-Narowal Road in Knowledge City, District, Sheikhpura.
Muridkey Narowal Road District Sheikhpura.

- | | |
|------------------------------|--|
| I. Location. | |
| II. Benefits of the Projects | <ol style="list-style-type: none"> i. Uplift of Education in the country iii. Provision of better health and medical facilities in the area iv. Enhanced economic activities in the area viii. Creation of Job Opportunities in the area |

ii. Qualifiable.

I. Economic, Financial and Non- N-A Problem mode of Financing through Annual Development program Funding of Punjab Government.

III. No. of the persons likely to be Employed during implementation Of the scheme and after completion.

A. Local Personnel Major Number to be

Employed by Consultants and Contractors and Contractors.
KEMU shall establish a Project Management Unit comprising a Project Director, a Project Manager and their team of 53 personnel.

Nil

B. Foreign Personnel

VII. Material and parts required yearly
After completion of the Project.

Prepared By: Engr Qasim Amin Director, P&D, KEMU Lahore Prof. Dr. Abrar Ashraf Ali Project Director, KEMU Campus Lahore.	
Forwarded BY: Vice Chancellor King Edward Medical University, Lahore	.
Approved By: Secretary, Health Department Government of Punjab	

TERMS OF REFERENCE (TORS)

FOR

PROVISION OF CONSULTANCY SERVICE FOR

“ESTABLISHMENT OF NEW CAMPUS OF KING EDWARD

MEDICAL UNIVERSITY AT

MURIDKEY-NAROWAL ROAD DISTRICT SHEIKHUPURA”

1. BACK GROUND AND INTRODUCTION

The existing campus of King Edward medical university is located right in the heart of Anarkali which is a densely populated area and visited by thousands of people every day for their day to day shopping activities. The King Edward Medical University was established in 2006 by upgrading the then king Edward Medical College to the status of University. The campus of the then College was not spacious enough to meet the standards of a University

Medical Science is developing at a tremendous pace requiring establishment of new departments and facilities. However, due to acute shortage of space, neither the hostels can be built nor any other department can be created. Even no open space is available in the near vicinity which could be acquired to undertake these development activities.

In view of above, it has been decided by the government of Punjab to establish a new and self-contained campus of King Edward Medical University with the most modern facilities in a calm, serene and peaceful environment away from the hustle bustle of day to day activities out of the city bounds of Lahore. For this purpose, the government has allocated an area of 229 Acres 4 Kanal 13 Marlas on Muridkey-Narowal Road in District Sheikhpura to establish the new premises. This campus shall enshrine all the essential components of a Medical University at one place so that quality education can be imparted and top class practical experience can be provided to the students at one place.

Keeping in view the present day trends and requirements, multi-storey buildings would be constructed to accommodate the facilities required to be provided. The Project would be carried out in a phased manner.

2. OBJECTIVES OF THE CONSULTANCY

The King Edward Medical University Lahore intends to engage Consultants for carrying out detailed Survey & Sub Soil Investigation of the allocated area, preparing Master Plan of the Project, undertaking Preliminary and Detailed Architectural / Engineering Designs , preparing Architectural / Structural / Service Drawings of various components of the project , preparing PC-I of the project for approval of Government, preparing BOQs / Cost Estimates / Bidding Documents on the format agreed with the client , undertaking Evaluation of Bids offered by the contractors and engaging Construction Firms for the Construction of various components in a phased manner . The Consultant shall provide the Services and carry out their obligation with due diligence, efficiency and economy in accordance with generally accepted professional standards and practices and shall observe sound management practices.

Following are some of the important components of the proposed New Campus of King Edward Medical University;

- a. College of Allied Health Science
- b. College of Postgraduate Medical Sciences
- c. International Undergraduate Medical College
- d. Institute of Dentistry
- e. College of Nursing
- f. 1000 bedded Hospital
- g. An Emergency Block for 300 Patients
- h. Hostels for 900+ Students
- i. Nursing Hostel for 300 Students
- j. Residential Blocks / Areas for various tiers
- k. Resident's Hostels
 - a. For 175 Boys
 - b. For 175 Girls
- l. Overhead Reservoir with water supply system
- m. Waste water and rain water disposal system
- n. Play grounds
- o. Recreational Areas
- p. Library Complex
- q. Examination Hall for 1000
- r. Gymnasium
- s. Jaamia Mosque
- t. Auditorium with a capacity of 3000
- u. An independent Grid Station for the University
- v. Electrical Sub-Station
- w. Road network
- x. Car, Motorcycle and Ambulance Parking
- y. Utility Areas

- z. Boundary Wall
- aa. 10 Mega Watt Power Generation Plant (Third Party ownership)
- bb. Lawns, Parks and Landscaped areas

The Consultant's Assignment is divided into following two phases:-

Assignment Part-A

Survey, Site Plan, Sub Soil Investigation, Master Plan, Preliminary Conceptual

Design of Project Components and PC-I:

12 Months

Assignment Part-B

Detailed Design, Documentation and Procurement Phase: 12 Months

The Core Team of Consultants at both the phases of Project shall consist of, at least, the following,

The Core Team of Consultants shall consist of the minimum of the following:

Sr. No	RESOURCE REQUIRED	PROPOSED QUALIFICATION	MINIMUM EXPERIENCE REQUIRED
1	Project Manager / Team Lead	B.Sc (Civil): Master's Degree in Construction Management or Project Management and Planning shall be preferred.	20-25 years
2	Architect	B.Sc (Arch): Master's Degree in Architectural shall be preferred	20-25 years
3	Structural Engineer	B.Sc (Civil): Master's Degree in Structures shall be preferred	20-25 years
4	Geo-Technical Engineer	B.Sc (Civil): Master's Degree in Geo-Tech shall be preferred	20-25 years
5	Highway Engineer	B.Sc (Civil): Master's Degree in Traffic Engineering shall be preferred	20-25 years
6	Survey Engineer	B.Sc (Civil)	10-15 years
7	Contract / Quantities Engineer	B.Sc (Civil): Master's Degree in Construction Management or C Contract Administration shall be preferred.	20-25 years
8	Services Engineer	B.Sc (Civil) B.Sc (Elect) B.Sc (Mech)	10-15 years

NOTE: The drawings and documents shall be issued by the Consultants for each

Component in numbers agreed with the Client

PART-A

2.1 SITE SURVEY AND SUB SOIL INVESTIGATION

Under this item of work, the Consultant would be required to undertake the following activities;

- (a) The Consultant shall undertake detailed reconnaissance and topographic survey of the site area as well as the adjoining area, identify the coordinates of the allocated area, demarcate the land and prepare Location Plan.
- (b) Undertake detailed Sub Soil investigation of the area, determine soil strength/ safe bearing capacity through lab tests, establish stability / suitability of the soil for construction of proposed project components
- (c) Prepare Site Plan
- (d) The Consultant shall submit a detailed site survey report indicating various features of the area, contour plans and levels at various locations.
- (e) A detailed Geotechnical Investigation Report shall also be prepared by the Consultant indicating salient features of the Sub Soil, Sub Soil Structure, Soil Strength / Safe Bearing Capacity at various locations, Suitability and Stability of the Soil, Location of Bore Holes with geotechnical details and its recommendations for various purposes.

2.2 PRELIMINARY CONCEPTUAL DESIGNING AND PREPARATION OF MASTER PLANS

- a. The Consultant shall prepare the Conceptual Design of various components of the projects in consultation with the Client for approval of the Client.
- b. The Consultant shall prepare amended / revised preliminary designs of the project components if required.
- c. Bases upon the preliminary Conceptual Designs and in line with the requirement of the Client, a Master plan of the project shall be prepared indicating all Components of the project for approval the Client.
- d. With the progress of work, amendments and revision of the Master Plan may be required which the Consultant shall undertake without additional charges.
- e. At the close of the project, the Consultant shall provide As-Built Layout of the Project.

2.3 PREPARATION OF ROUGH COST ESTIMATES AND PC-1

- a. The Consultant shall prepare Rough Cost Estimates on the approved format of Punjab Government / Client in consultation with the Client.
- b. Based upon the Cost Estimates and other requirement of the project, complete PC-I of the project shall be prepared by the Consultant for approval of the Government.

- c. Based upon the requirement of the Government, amendments and revisions of the PC-I may be required at different stages of the project. The Consultant shall prepare the amended / revised PC-II is for the Client free of additional charges.

PART-B DESIGN, DOCUMENTATION AND PROCUREMENT

Under this item of work, the Consultant would be required to undertake the following activities;

2.4 DETAILED ARCHITECTURAL DESIGN AND WORKING DRAWINGS

- a. The Consultant shall prepare detailed Architectural Design and Drawings of each project component based upon the already approved conceptual designs and in line with the requirements of the Client for approval of the Client.
- b. The Consultant shall prepare plans, Elevations, X-sections, details / Blow ups and perspective Views etc. to assist the Client in better understanding of the project component and taking prompt decisions.
- c. With the progress of work, amendments and revision of design / drawings may be required which the Consultant shall undertake at no additional cost.
- d. Additional details or information work be provided by the Consultant, if required, with the progress of the project as part of the design requirement.

2.5 DETAILED STRUCTURAL DESIGN AND WORKING DRAWINGS

- a. The Consultant shall prepare detailed Structural Design and working Drawings of each project component based upon the approved detailed Architectural designs in line with the safety and stability requirement of local and international codal safety standards.
- b. The Consultant shall prepare additional detail / Blow ups etc to assist the Contractor in better understanding of the project component and undertaking prompt actions (if required).
- c. With the progress of the work, amendments and revisions of drawings / designs may be required which the Consultant shall undertake at no additional cost.
- d. Addition details or information would be provided by the Consultant, if required, with the progress of the project as part of the designs requirement.

2.6 DOCUMENTATION AND PROCUREMENT PROCESS

- a) Based upon the detailed Architectural and Structural Designing, the Consultant shall prepare detailed estimates / BOQs / Bidding Documents for approval of the Client and Invitation of Bids on the format agreed with the Client.
- b) The Consultant shall assist the Client at various stages of the procurement process. The Consultant shall undertake Pre-qualification of Contractors on behalf of the Client on the format agreed with the Client.
- c) The Consultant shall undertake Evaluation of bids submitted by the contractors and submit the Evaluation Report for the approval of the Client.
- d) With the progress of work, the Consultant shall prepare amended / revised estimates as per the requirement of the Client for approval by the Client / Government at No Additional Cost.

2.7 Professional Liability:

Professional liability as stated in the prevalent conduct and practice of consulting Engineers prescribed by PEC as well as PPRA Rules 2014 shall be applicable to the Consultant.

2.8 Financial Liability:

The Consultants shall have liability for all damages suffered by the client / Employer on account of any misconduct by the Consultants or any of his employees in the discharge of their responsibilities under the agreement with the employer.

2.9 Excepted Out Put & Benefits

The Consultant's work is expected to result in safe and economical construction of all items of the work keeping in view the latest buildings and respective codes / standards and the requirements of the client.

2.10 Mode of Payment:

- i. The Consultancy fee will be as quoted by the consultants in their competitive bids and finally agreed upon with the Client / King Edward Medical University after negotiation.
- ii. The Consultancy fee will be made on man month basis as per staff actually employed on the project.
- iii. On satisfactory performance of the services, payment shall be made upto 90% of the payable amount. The remaining 10% shall be retained as security deposit and released at the time of completion of the project / services.
- iv. Income tax / GST / other applicable taxes shall be deducted from each running bill as per rates prescribed / applicable as per relevant rules / conditions.
- v. In case the job is not done in accordance with the provision of the Terms of Reference / approved scope of work or to the satisfaction of the Client, one of the following penalties shall be imposed on the consultants.
 - The consultancy fee on various stages shall be released only after the complete satisfaction of the competent authority. In case of non-compliance of the conditions of TOR or the agreement, no payment would be made to the consultant and the contract would be rescinded.
 - Depending upon the seriousness of the non-compliance of the instructions by the consultant, his name shall be recommended to the competent authority for black listing.
- vi. Final payment to the consultant shall be made only when the consulting services have been completed satisfactory by the firm and duly certified by the authorized nominee / representative of King Edward Medical University.

REPORTING REQUIRMENTS

- **Monthly Progress Report**

The Consultant shall, by 30th of each month, prepare and submit progress Report of the current month highlighting interalia, the up-to-date progress of each activity, activities completed, activities in progress with their percentage completion and remaining time for completion, activities yet to be started, delays in each activity, bottlenecks and the way forward etc. In addition to this, the Consultant can reflect analyses of various activities' and highlight other items that he feels important. The Consultant shall present all information in the form of write-ups as well as in graphical form with help of charts or as approved by the Client.

The Monthly Progress Report shall also enshrine the Executive Summary, various approval stages of the project such as the approval of PC-II, PC-I Technical Sanction / Approval of cost Estimates, Pre-qualification of Contractors, Invitation of Bids, Submission of Bids, Approval of Evaluation by the Competent Forum, Award of Works, Name of Company with the amount of work and time for completion etc.

(Deliverable one copy each to the Vice Chancellor, Pro-Vice Chancellor, Registrar, Director Planning & Development and the Executive Engineer / Engineer In-charge)

- **Final Report**

The Consultant shall prepare a comprehensive Final Report of the each Project Component at successful award of work.



OFFICE OF THE VICE CHANCELLOR
KING EDWARD MEDICAL UNIVERSITY
LAHORE.

Tel: 7354004, Fax: 7233796

No. 6056 /KEMU/2018

Dated: 12-03- /2018

Secretary,
Health Department,
Government of Punjab
Lahore.

**SUBJECT: SUBMISSION OF REVISED PC-II FOR THE PROJECT
"ESTABLISHMENT OF NEW CAMPUS KING EDWARD MEDICAL
UNIVERSITY" MURIDKEY-NAROWAL ROAD.**

Please find enclosed here a copy of revised PC-II
amounting to Rs. 568.081 Million for the Project "Establishment of New Campus
King Edward Medical University" Muridkey-Narowal Road for approval please.

VICE CHANCELLOR,
King Edward Medical University,
Lahore.

CPO

14017

12/3/2018

— Sharooz
Ahmed

PROJECT MANAGEMENT OFFICE
SPECIALIZED HEALTHCARE & MEDICAL EDUCATION DEPARTMENT
GOVERNMENT OF THE PUNJAB

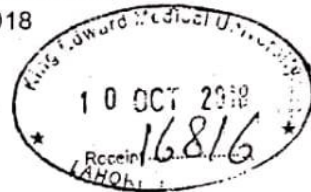


Ref #: PMO/805.003/2018/574

Date: 02/10/2018

To,

✓ The Vice Chancellor,
King Edwards Medical University,
Lahore.



Subject: PC-II FOR ESTABLISHMENT OF NEW CAMPUS KING EDWARD MEDICAL UNIVERSITY MURIDKEY-NAROWAL ROAD

Reference subject PC-II and the department's letter No. SO (DEV-I) 38-3/2014 dated 26.03.2018, received at PMO, SHC&MED on 31.08.2018 through KEMU and the meeting held today in the office of Chief Planning Officer, SHC&MED;

2. Please note following observations on the submitted PC-II:
 - i. Revised PC-II must reflect revised scope and background of the scheme. Comparison between original and revised PC-II to be provided along with details of works concluded so far. Details of change in cost to be provided as well.
 - ii. Gestation period of the scheme to be revised as per the directions of SHC&MED. PMU shall be proposed for the same time period. PC-1 for the scheme to be delivered in the provided time frame.

*cc: DPM
tell me
progress about
apply for
cc: 18/10/2018*

Handwritten signature: Dinaeda, P&D

AYAZ HASSAN
(Manager, Project Management)
PMO, SHC&ME Department
Government of the Punjab

Handwritten signature: Peter Socher
PETER SOCHER
(Chief Operating Officer)
PMO, SHC&ME Department
Government of the Punjab

- i. Chief Planning Officer, SHC&ME Department
- ii. AS Development, SHC&ME Department



Handwritten notes:
New Campus
Committee of Campus Committee
1 of 1

MEETING NOTICE
OUT TODAY
PH # 992062



No. SO(DEV-I) 38-3/2014
GOVERNMENT OF THE PUNJAB
SPECIALIZED HEALTHCARE & MEDICAL
EDUCATION DEPARTMENT

Dated Lahore, the 18th December, 2018

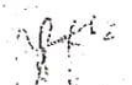
To

1. The Ac. Chancellor,
King Edward Medical University, Lahore
2. Mr. [Name],
Project Director, KEMU Campus Muridkey

Subject: MEETING REGARDING REVISED PC-II OF THE PROJECT "ESTABLISHMENT OF KEMU CAMPUS AT MURIDKEY".

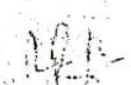
A meeting is scheduled to be held on 20.12.2018 at 11:00 AM under the Chairmanship of Special Secretary (D&F), SHC&ME Department in his office at 11-A Lawrence road to discuss the status of revised PC-II of the project "Establishment of KEMU Campus at Muridkey."

2. You are requested to kindly make it convenient to attend the meeting on scheduled date, time and venue.


PLANNING OFFICER (DEV-I)

NO. & DATE EVEN:

- A copy is provided to the:
- i. PS to Special Secretary (D&F), SHC&ME Department
 - ii. PA to Assistant Secretary (D&F), SHC&ME Department
 - iii. PA to Chief Planning Officer, SHC&ME Department.


PLANNING OFFICER (DEV-I)

OFFICE OF THE VICE CHANCELLOR
KING EDWARD MEDICAL UNIVERSITY
LAHORE

Tel: 7354004, Fax: 7233796


No. 3425 /KEMU/2019


Dated: 23-02- /2019

Secretary,
Health Department,
Government of Punjab
Lahore.


SUBJECT: SUBMISSION OF REVISED PC-II FOR THE PROJECT
ESTABLISHMENT OF NEW CAMPUS KING EDWARD MEDICAL
UNIVERSITY MURIDKEY-NAROWAL ROAD DISTT.
SHEIKHUPUR

Please find enclosed here a copy of revised PC-II amounting to Rs. 223.989 Million for the Project "Establishment of New Campus King Edward Medical University" Muridkey-Narowal Road for approval please. The detail of observations discussed in the meeting held on 2-10-2018 in the office of chief planning officer EHC & ME Department are incorporated.


PROJECT DIR
New Campus
Lahore


VICE CHANCELLOR
King Edward Medical University
Lahore

Zah

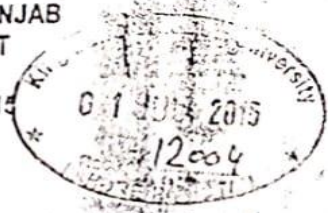
Received
on 25/02/19

25/02/19



100-V.C./
Director, P&D
Registrar
Treasurer

GOVERNMENT OF THE PUNJAB
HEALTH DEPARTMENT

Dated: 29th June, 2015



ORDER:

NO.S.O(DEV-I)38-3/2014: Consequent upon the decision of the PDWP meeting held on 03-06-2015, the Governor of the Punjab is pleased to accord administrative approval for the scheme titled "Establishment of New Campus of King Edward Medical University at Muridke-Narowal Road in Knowledge City, District, Sheikhupura (PC-II)" at a total cost of Rs. 175.507 million (Rupees One Hundred Seventy Five Million and Five Hundred Seven Thousand Only).

The expenditure will be debitable under the following head:

Revenue Component
(Rs. 175.507 million)

Grant No. PC 2036(036)-Development-07-
Health-073-Hospital Services-0731-
General Hospital Services-073101-
General Hospital Services.

O/O Director (M&S),
KEMU, Lahore
Diary No. 537...
Date: 03-07-2015

JAWWAD RAFIQUE MALIK
SECRETARY TO GOVT. OF THE PUNJAB
HEALTH DEPARTMENT

NO. & DATE EVEN:

A copy is forwarded to the:

1. Accountant General Punjab, Lahore.

[Signature]
Section Officer (ABs)
Finance Department

NO. & DATE EVEN:

A copy is forwarded to the:

1. Chief (Health), P&D Department.
2. Additional Secretary (Social Services), Finance Department.
3. Vice Chancellor, King Edward Medical University, Lahore.
4. Executive District Officer (Health), Rawalpindi.
5. Chief Engineer (North), Punjab Building Department, Lahore
6. Director General Accounts (Works), Lahore.
7. Senior Planning Officer-I, Health Department.



[Signature]
(JAWWAD)
PLANNING OFFICER (DEV-I)



GOVERNMENT OF THE PUNJAB
SPECIALIZED HEALTHCARE AND MEDICAL
EDUCATION DEPARTMENT

Dated: 27.01.2020


ORDER:

NO. SO (DEV-I) 33-3/2014: Consequent upon the decision of the PDWP meeting held on 25.10.2019, the Governor of the Punjab is pleased to accord revised administrative approval for the scheme titled "Establishment of KEMU Campus at Muridkey (PC-11)" at a total cost of Rs. 145.235 Million (for Revenue Component) with the gestation period till December, 2020.

The expenditure will be debitable under the following head:

Revenue Component
Rs. 145.235 Million

Grant No.PC22036 (036)-Development-07-Health-073-Hospital Services-0731-General Hospital Services-073101-General Hospital Services.


(Barrister Nabeel Ahmad Awan)
Secretary 23.1.20
Specialized Healthcare & Medical
Education Department

No. & Date Even:

A copy is forwarded to the:

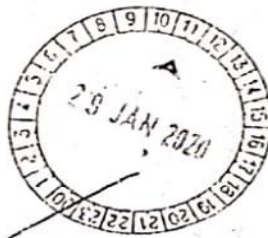
1. Additional Secretary (Social Services), Finance Department.
2. Chief (Health), Government of the Punjab, P&D Department.
3. Vice Chancellor, King Edward Medical University, Lahore
4. Accountant General Punjab, Lahore.
5. Senior Planning Officer-I, SHC & ME Department.

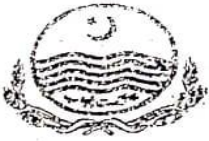
Handwritten notes:
①
P.D. Director
P.D. Director

Handwritten notes:
② Treasurer Muridkey Campus
③ P.D. Director Muridkey Campus
④ Director PE-2
Mian
28-1-20


PLANNING OFFICER (DEV-I)

PROCEED ACCORDING TO RULE





GOVERNMENT OF THE PUNJAB
SPECIALIZED HEALTHCARE AND MEDICAL
EDUCATION DEPARTMENT

Dated: 16-11-2020


ORDER:

NO. 50 (DEV-I) 38-3/2014 (P-I): Consequent upon the decision of the PDWP meeting held on 25.10.2019 and subsequent advice of the P&D Department vide its letter No.35(231)PO(COORD-II)P&D/2019 dated 21.03.2019, the Governor of the Punjab is pleased to accord revised administrative approval for the scheme titled "Establishment of KEMU Campus at Muridkey (PC-II)" at a total cost of Rs. 145.235 Million (for Revenue Component). The gestation period of the scheme is extended up to 31st December, 2021.

The expenditure will be debitable under the following head:

Revenue Component
Rs. 145.235 Million

Grant No.PC22036 (036)-Development-
07-Health-073-Hospital Services-0731-
General Hospital Services-073101-
General Hospital Services.



(Barrister Nabeel Ahmad Awan)
Secretary
Specialized Healthcare & Medical
Education Department

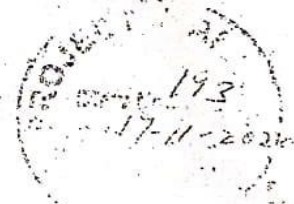
No. & Date Even:

A copy is forwarded to the:

1. Additional Secretary (Social Services), Finance Department.
2. Chief (Health), Government of the Punjab, P&D Department.
3. Vice Chancellor, King Edward Medical University, Lahore
4. Accountant General Punjab, Lahore.
5. Senior Planning Officer-I, SHC & ME Department.

Assistant
Audit


PLANNING OFFICER (DEV-I)
17/11/2020





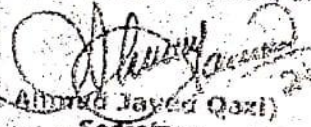
GOVERNMENT OF THE PUNJAB
SPECIALIZED HEALTHCARE AND MEDICAL
EDUCATION DEPARTMENT

Date: 27.12.2021

ORDER:

NO. 50 (DEV-I) 38-3/2014 (P-1): Consequent upon the decision of the P&D meeting held on 25.10.2015 and subsequent advice of the P&D Department vide its letter No.35(231)PO(COORD-II)P&D/2021 dated 09.07.2021, the Governor of the Punjab is pleased to accord amended administrative approval for the scheme titled "Establishment of KEMU Campus at Muridkey (PC-II)" at a total cost of Rs 145.235 Million (for Revenue Component). The gestation period of the scheme is extended up to 31st December, 2022.


The executing agency shall incur the expenditure after following all legal, social and procedural formalities.


(Dr. Ahmad Javed Qazi)
Secretary
Specialized Healthcare & Medical
Education Department

No. & Date Even:

- A copy is forwarded to the:
1. Additional Secretary (Social Services), Finance Department.
 2. Chief (Health), Government of the Punjab, P&D Department.
 3. Vice Chancellor, King Edward Medical University, Lahore.
 4. Accountant General Punjab, Lahore.
 5. Senior Planning Officer-I, SHC & ME Department.

Majid AA / 90
S. J. Khan
30/12/2021


PLANNING OFFICER (DEV-I)

