

PC-II FORM

GOVERNMENT OF PAKISTAN
PLANNING COMMISSION

PROFORMA FOR DEVELOPMENT PROJECT
FEASIBILITY STUDY FOR THE ESTABLISHMENT
OF SPECIAL CHILDREN VILLAGE AT SHARAQPUR
DISTRICT SHEIKHUPURA

GOVERNMENT OF PAKISTAN PLANNING COMMISSION

PC-1I FORM

PROFORMA FOR DEVELOPMENT PROJECTS (FEASIBILITY STUDY FOR ESTABLISHMENT OF SPECIAL CHILDREN VILLAGE AT SHARAQPUR DISTRICT SHEIKHUPURA)

1. Name of the Project:

Feasibility study for the Establishment of Special Children Village at Sharaqpur District Sheikhupura

2. Administrative Authorities

i. Sponsoring:

Govt. of the Punjab, Special Education Department

ii. Execution:

Directorate General of Special Education Punjab

3. Details of survey/feasibility study:

3.1. Aims & Objectives of the Survey / Feasibility Study:

In order to provide educational, recreational, rehabilitation and sports facilities with necessary arrangements of free boarding / lodging a special children village will be established on the pattern of best international practices. The major objectives of the scheme are as under:-

- Provision of education through out of box ideas by establishing learning zone for the attitude building, personality grooming, adaptive skills and communication skills.
- Provision of indoor / outdoor specialized sports facilities.
- Provision of modified recreational facilities by establishing Joy land and amusement park.
- To arrange rehabilitative services for screening, diagnosis and treatment through provision of latest therapeutic and instrumental services.

The overall objective of the project is to conduct feasibility study for establishment of state-of-the-art Special Education Village capable of ensuring educational, recreational, sports and rehabilitation facilities for special children. A feasibility analysis is required to be conducted on the pattern and analogy of the leading countries in this arena. The analysis should examine the provision of educational, rehabilitation, recreational, sports and any other conceivable state of the art facility that can facilitate children with special needs in above fields

and submit a detailed feasibility report. Consultancy Firm having national repute and adequate experience in this domain will be hired to conduct this feasibility study.

3.2. General Description & Justification:

Special Education Department is providing education to more than 36,900 special students through a network of 303-Special Education Institutions. The project in-question is being proposed to provide educational, rehabilitation, recreational and sports facilities keeping in view the international best practices in-vogue. Through this project, the special students will be provided opportunity of socialization, mainstreaming and rehabilitation in an inclusive environment.

To determine the viability and the cost effectiveness of the project, Special Education Department has proposed to hire the services of a consultancy Firm / Consultant to undertake the feasibility study for this project which will be conducted in Two Phases:

Phase-1: Preliminary Study

The major objectives of the Phase-1 of the project will be as under:-

- (i) To conduct the preliminary study of the project to determine the suitability of Site (Location and Geographical Perspective) for establishment of State of Art village for Children with special needs of the whole province
- (ii) To carry out the Topographic survey of the allocated land for the project
- (iii) Preparation of Socioeconomic viability Assessment of the project
- (iv) Preparation of Financial Viability Assessment of the Project
- (v) To evaluate the suitability / viability of the project in light of international / national best practices

Phase-1: Final preliminary feasibility report will be submitted to the Authority and its approval from the competent authority will decide the initiation of Phase-2 of the feasibility report.

Phase-2: Master Planning / preparation of PC-I of the project:

The major objectives of the Phase-2 of the project will be as under:-

- (i) Preparation of master plan, layout plan, detailed working drawings keeping in view the site configuration, access, type of buildings, requirement of parking and impressive designs.
- (ii) To prepare 2-3 designs of energy efficient and disabled friendly building to be required for the establishment of the village.
- (iii) To provide 2-3 cost efficient options for establishment of Provincial Education Complex at the selected site, including Capital / Revenue Cost.
- (iv) To work out the requirements for the provision of recreational, (Amusement Park, Gymnasium, Multi Purpose Hall for games,

Library, Mini Cinema, Café / Food Court etc.) rehabilitational and sports facilities to the children with SEND.

- (v) To propose residential facilities for staff to be hired & students and to determine requirement for the Admin Block.
- (vi) To develop a quality PC-I document with 2-3 blue-prints.
- (vii) To prepare a Business Model of the project.
- (viii) To rectify the objection raised by P&D or Finance till approval of PC-I.

3.3. Hiring of the Consultancy Firm

A Consultancy Firm /Consultant will be hired under PPRA Rules 2014 by floating Request for Proposals (RFP). Special Education Department will complete the process for hiring of the consultancy firm.

3.4. Estimated Cost:

The source of financing is local through allocation of PKR 10.000 million made under Annual Development Programme for F.Y. 2021-22 under a scheme titled “Feasibility study for Establishment of Special Children Village at Sharaqpur District Sheikhpura”. The tentative cost break-down is given below:

A) Remuneration

Person	Rate (PKR) per Month.	No. of Staff	Time Period (as per requirement) (Months)	Cost in PKR
Team Leader	250,000	1	6	1,500,000
Electrical Engineer	200,000	1	3	600,000
Civil Engineer.	200,000	1	6	1,200,000
Architect Engineer	200,000	1	3	600,000
Environmental Engineer	200,000	1	3	600,000
Interior Designer	100,000	1	3	300,000
GIS Specialist	100,000	1	3	300,000
Senior Special Educationist	200,000	1	6	1,200,000
Planning expert	200,000	1	6	1,200,000
Rehabilitation specialist	200,000	1	6	1,200,000
Auto CAD expert	100,000	1	3	300,000
Sub Total (A)				9,400,000 Say 9.400 Million

B) Description of Provisional Sum (PKR)

Advertisement, Stationery, printing& other cost	600,000
Sub Total Direct Cost (B)	600,000
Grand Total A+B	Rs. 10,000,000 Say 10.000 Million

Note: The consultancy Firm which will be hired may have above mentioned human Resource or may vary as per their requirements and the cost may be rationalized as per need. All costs are based on tentative figures and inclusive of all applicable taxes.

3.5. Proposed Terms of Reference (TORs) for the consultancy Firm / Consultant for Phase-1:

3.5.1 Brief Background

The Scheme titled “Establishment of Special Children Village at Sharaqpur District Sheikhpura” has been approved and placed in ADP 2021-22. Special Education Department, Government of the Punjab, intends to establish state of the art Special Children Village on the subject site aiming to provide bountiful facilities for the children with special abilities that are parallel to the cutting-edged standards. At present, there is no such facility under a single roof available for the special children of the Punjab so it will be providing quality oriented Educational, rehabilitation, recreational and sports services to the special children of the Punjab Province.

3.5.2 Objectives of the Consultancy

1. To conduct preliminary study of Phase 1 of the project keeping in view the national and international best practices in light of location and geography of the site as well as topography of the land.
2. To carry out the Topographic Survey of the allocated land for the project
3. Preparation of Socioeconomic viability Assessment of the project
4. Preparation of Financial Viability Assessment of the Project
5. Submission of prefeasibility report with its definite recommendations

3.5.3 Scope Duties and Responsibilities of The Consultant

1. The Consultant shall prepare a preliminary report of the project keeping in view the site configuration, site location and geographical perspectives and need assessment for all enrolled special children.
2. The Consultant will conduct a Topographic survey of the site location and make it a part of the preliminary report.
3. The Consultant shall conduct a socioeconomic survey of the project area and shall make socioeconomic viability assessment report which will be part of the preliminary report.
4. The Consultant shall prepare a Financial Viability report for the project, and it will be part of the Preliminary report.
5. The Consultant shall prepare 3-D perspective views with respect to site location, Geographical perspectives, Terrain and any other relevant physical features of the project territory.
6. The Consultant shall clearly recommend whether the Project is financially and socioeconomically viable keeping in mind the

contemporary requirements of children with special needs on the analogy and pattern of developed world.

7. The Consultant shall strictly follow the timelines of the project deliverables.

3.5.4 Role of the Client Agency

1. The Client Agency will facilitate the consultant to obtain NOC or any official documentation which may be required for the execution of this study.
2. The Client Agency will issue to officials, agents and representatives of government all such instructions and information as may be necessary or appropriate for the prompt and effective implementation of services.
3. The Client Agency will monitor the execution of the project on the given objective / deliverable and to ensure payment accordingly.

3.5.5 Time duration for proposed consultancy

Total of **8-weeks** are proposed from the date of hiring of consultant by the client agency to complete the Phase-1 Preliminary feasibility report including all deliverables as mentioned in the scope.

3.6. Proposed Terms of Reference (TORs) for the consultancy Firm / Consultant for Phase 2:

3.6.1 Brief Background

Brief background of the project is already given in para no. 3.5.1

3.6.2 Objectives of the Consultancy

- (i) Preparation of master plan, layout plan, detailed working drawings keeping in view the site configuration, access, type of buildings, requirement of parking and impressive designs.
- (ii) To prepare 2-3 designs of energy efficient and disabled friendly building to be required for the establishment of the village.
- (iii) To provide 2-3 cost efficient options for establishment of Provincial Education Complex at the selected site, including Capital / Revenue Cost.
- (iv) To work out the requirements for the provision of recreational, (Amusement Park, Gymnasium, Multi-Purpose Hall for games, Library, Mini Cinema, Café / Food Court etc.) rehabilitational and sports facilities to the children with SEND.
- (v) To propose residential facilities for staff to be hired & students and to determine requirement for the Admin Block.
- (vi) To develop a quality PC-I document with 2-3 blue-prints.
- (vii) To prepare a Business Model of the project.

(viii) To rectify the observations raised by P&D or Finance till approval of PC-I

3.6.3 Scope Duties and Responsibilities of The Consultant

1. The Consultant shall prepare Master Plan Layout of the entire Project keeping in view the site configuration, access, type of building & services, parking facility, park and impressive design.
2. The Consultant shall develop Concept Plans of the possibilities of Low-Cost Units within the area, keeping in mind the native culture and criteria.
3. The Consultant shall prepare Preliminary Level Concept Plans (Line Plans) of the building, other facilities and services planning so that project can be implemented independently.
4. The Consultant shall prepare 3-D perspective views.
5. The Consultant shall prepare rough cost estimate of the building and along with operation and maintenance costs etc.
6. The Consultant shall strictly follow the timelines of the project deliverables.

3.6.4 Role of the Client Agency

- 1 The Client Agency will facilitate the consultant to obtain NOC / any official documentation which may be required for the execution of this study.
- 2 The Client Agency will issue to officials, agents and representatives of government all such instructions and information as may be necessary or appropriate for the prompt and effective implementation of services.
- 3 The Client Agency will monitor the execution of the project on the given objective / deliverable and to ensure payment accordingly.

3.6.5 Time duration for proposed consultancy

Total of **10-weeks** are proposed from the date of approval of the Phase-1 report by the client agency. Phase-2 final feasibility report including all deliverables as mentioned in the scope.

3.6.6 Core team of experts required for the assignments indicating the academic & experience requirements.

Person	Qualification	Minimum Experience
Team Leader	Master's Degree in engineering or project management in relevant field	08 major projects (education/special education)
Electrical Engineer	Master's Degree in Electrical Engineering or equivalent.	05 major similar projects
Civil Engineer.	Master's Degree in Civil Engineering or equivalent.	05 major similar projects
Architect	Architectural engineering or Master's degree in architecture from any	05 major similar projects

	Prestigious University or equivalent.	
Environmental Specialist	Master's Degree in Environmental Sciences/Engineering	05 major similar projects
Interior Designer	Master's Degree in architecture with specialization in interior designing or equivalent.	05 major similar projects
Senior Special Educationist	Master's Degree in Special Education	05 years experience in administrative/rehabilitation services in different national/international NGOs
Planning expert	Master's Degree in Project management or equivalent.	05 major similar projects
Rehabilitation specialist / developmental paediatrician	MBBS with specialization in Rehabilitation medicine / or Ph.D. in rehabilitation sciences / MO /PGR in dev. paeds.	05 major similar projects
Auto CAD expert	D.A.E Civil/mechanical with expertise in Auto CAD (2D + 3D), certification in auto-CAD will be preferred	03 major similar projects

3.6.7 Deliverables with timeline

Timeline of Phase-1 (16th of Aug to 7th Oct 2021) 8-weeks		
Timeline	Deliverables	Payment
Aug 16 th – Sept 6 th (03 week)	To conduct topographic survey as well as suitability of site (Location and Geographical Perspective) for establishment of State of Art village for Children with special needs of the whole province	5%
Sept 7 th – Sept 28 th (03 week)	<ul style="list-style-type: none"> • To determine Socioeconomic Viability of the project. • To determine Financial Viability • To determine and evaluate future sustainability of the project in light of international / national best practices 	5%
Sept 29 th – Oct 13 th (2 Weeks)	<ul style="list-style-type: none"> • Submission of pre-feasibility report along with detailed business plan. 	20%
Consideration and approval of prefeasibility report		
Timeline of Phase-2 (20th of Oct to 1st of Jan 2022) 10-weeks		
Oct 20 th – Nov 17 th (4 Week)	<ul style="list-style-type: none"> • Preparation of master plan, layout plan, detailed working drawings keeping in view the site configuration, access, type of buildings, requirement of parking and impressive designs. 	10%

	<ul style="list-style-type: none"> • To prepare 2-3 designs of energy efficient and disabled friendly building to be required for the establishment of the village. • To work out the requirements for the provision of recreational, (Amusement Park, Gymnasium, Multi Purpose Hall for games, Library, Mini Cinema, Café / Food Court etc.) rehabilitational and sports facilities to the children with SEND. • To propose residential facilities for staff to be hired & students and to determine requirement for the Admin Block. • Preparation of 2-3 models in 3D Perspective views 	
Nov 18 th – Dec 2 nd (2 Week)	<ul style="list-style-type: none"> • Submission of draft PC-1 with 3D animation designs. 	10%
Dec 3 rd – Dec 17 th (2 Weeks)	<ul style="list-style-type: none"> • Final draft of PC-1 and final 3-D animation design (soft and 5 hard copies). 	20%
Dec 18 th – Jan 1 st (2 Week)	<ul style="list-style-type: none"> • Approval of PC-I by PDWP and amendment if required. 	20%

* 10% payment will be withheld as security deposit

3.6.8 Professional liability of the consultant

Professional liability as stated in the prevalent conduct and practice of consulting engineering firms prescribed by PEC and as given under Rule-54 of Punjab Procurement Rules 2014 shall be applicable to the consultant.

3.7. Execution of study:

The feasibility study will be executed by Directorate General of Special Education Punjab through a consultancy Firm / Consultant under the supervision of Special Education Department.

3.8. Outcomes:

- The Feasibility study for establishment of Special Children Village at Sharapur District Sheikhpura will provide sustainable resource allocation, utilization and its deliverables to the special education children throughout the province of Punjab.
- National and international best practices will be included in this feasibility study for establishment of Special Children Village at Sharapur District Sheikhpura to ensure a state of the art facility.
- More than 36,900 children with special needs will get educational, Rehabilitation, Recreational and Educational services from the project by following the guidelines of the feasibility study report for establishment of Special Children Village at Sharapur District Sheikhpura.
- Special Children from private sector and National/International NGOs will also get benefits from the project.

- The Feasibility study for establishment of Special Children Village at Sharapur District Sheikhpura will provide quality design recommended by experts to construct state of the art village.
- The Feasibility study for establishment of Special Children Village at Sharapur District Sheikhpura will provide recommendations and experts opinion for provision of Educational, Rehabilitation, Recreational and sports facilities for the special children and hence will be very instrumental for their rehabilitation and quality of life.
- PC-I of the project supported with 3D-animations will be a quality document.

Prepare by_____

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Checked by_____

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