TERMS OF REFERENCE (TOR) AND SCOPE OF WORK

Technical Inspection, Specifications, BOQ and Supervision – CMU Warehouse

1. Objective

To engage a qualified engineering firm/vendor for site inspection, preparation of technical specifications and BOQs, intermittent supervision of ongoing works, and post-inspection of designated facilities at CMU Warehouse.

2. Scope of Work

A. Containerized Accommodation Unit and Warehouse Sheds

1. Conduct pre-inspection and site assessment of **one containerized accommodation unit (Estimated 10'-6" × 40', comprising two rooms and two attached washrooms)** and **estimated eleven shed locations/installations covering a stated total area of 3,276 sq. ft.**, including sheds over main gate x 1, warehouse docks x 6, two mumty windows, and the sheds x 2 at mumty/emergency doors.
2. Prepare detailed technical specifications and item-wise BOQs based on actual site measurements, covering materials, dimensions, foundations, structural supports, roofing, doors, windows, flooring, washrooms, electrical/plumbing works, utility connections, and associated requirements/ sewage / drainage.
3. Assess the suitability of structural arrangements, pillars, brackets, anchoring, foundations, and existing structures, particularly for sheds over warehouse docks.
4. Provide intermittent/on-and-off technical supervision through site visits during execution to verify materials, workmanship, and compliance with approved specifications and BOQs.
5. Identify deficiencies or deviations and recommend corrective measures to the contract manager.
6. Conduct post-inspection upon completion and submit a report documenting compliance and outstanding deficiencies.

B. HT Protection Panel Room – Post-Inspection Only

Conduct post-inspection of the already constructed HT protection panel room to verify compliance with applicable IESCO requirements and the previously prepared BOQ. Submit an inspection report highlighting any deviations or deficiencies identified. No new construction, design, or BOQ preparation is included for this room.

3. Deliverables

The firm/vendor shall submit:

- Provision of the Inception report.

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- Detailed technical specifications and item-wise BOQs for the containerized accommodation unit and warehouse sheds.
- Technical drawings & structural details.
- Supervision reports.
- Post-inspection reports for completed works, including the HT protection panel room.

4. Qualification and Experience

The firm shall possess valid PEC registration, and deploy a qualified Civil/Structural Engineer with 7 years of experience in civil works, steel structures, foundations, containerized units, sheds, BOQ preparation, inspection and technical supervision.

5. Reporting and Duration

The firm shall report to the program manager designated by the competent authority and complete the assignment within the workplan agreed with CMU, before December 2026.

6. Deliverables and Payment Milestones

Sr.	Assignment	Deliverables	Payment Milestone
1	Containerized Accommodation Unit	Pre-inspection, site measurements, technical specifications and detailed BOQ; intermittent/on-and-off supervision during execution; and post-inspection upon completion of work.	50% upon acceptance of pre-inspection report, specifications and BOQ; remaining 50% upon completion of work, submission of supervision and post-inspection reports, and CMU approval.
2	Warehouse Sheds (11 locations/installations)	Pre-inspection, site measurements, technical specifications and detailed BOQ; intermittent/on-and-off supervision during execution; and post-inspection upon completion of work.	50% upon acceptance of pre-inspection report, specifications and BOQ; remaining 50% upon completion of work, submission of supervision and post-inspection reports, and CMU approval.
3	HT Protection Panel Room	Post-inspection of the already constructed room against applicable IESCO requirements and the existing BOQ, including submission of an inspection report highlighting deviations or deficiencies.	100% upon submission and acceptance of the post-inspection report by CMU.

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Payment Conditions: Each assignment shall be treated separately for payment purposes. For the containerized accommodation unit and warehouse sheds, the remaining payment shall be released after completion of the work, submission of the required intermittent supervision and post-inspection reports, rectification of identified deficiencies, where applicable, and approval by CMU. No new construction, design or BOQ preparation is included for the HT Protection Panel Room.

7. Payment Terms

Payments shall be linked to the submission and acceptance of agreed deliverables, including technical specifications, BOQs, supervision reports and post-inspection reports, in accordance with the approved contractual terms.

8. General Conditions

All specifications, quantities and recommendations shall be based on actual site conditions and applicable engineering requirements. Any variation or additional work shall be documented and submitted to CMU for approval. Final acceptance and approval shall rest with the competent authority.

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