

Call for Expression of Interest (EOI)

For

Preparation of Greenery Master Plan for KNC and Concept Development Plan for Central Park

Project Title: Preparation of Greenery Master Plan for KNC and Concept Development Plan for Central Park

1. DCDA's Background:

In 2006, the President of Afghanistan established an Independent Board for the development of a New city in Dehsabz and Barikab area of Kabul. The Board consists of Senior Economic Advisor of the

President, Minister of Urban Development, Minister of Agriculture, Irrigation and Livestock, Kabul Mayor, leading private sector representatives, urban planning specialists and an urban Economist.

As a national priority, the Board formed the Dehsabz City Development Authority (DCDA) in late 2006 as its executive and Authoritative body. The DCDA was tasked to pave the way, through Mostly private sector-led activities, for the administration, design, documentation, marketing, Implementation and maintenance of this exciting new economic hub for Afghanistan and the Region.

A number of European companies specializing in urban design, water management, and Sustainable environment and landscaping, business strategies and energy resource management were commissioned to develop the conceptual master plan for the new city. Preliminary conceptual Designs, initial feasibility, technical and economic impact studies and a 1:20000 model of future City were complete. With the assistance of Japan International Cooperation Agency (JICA), the Master plan of the New City is now complete and fully endorsed by the Afghan Cabinet. The Project is moving into the implementation phases and enjoys growing support from the national And international private sector as well as government agencies.

2. Brief Description of the Consultancy Project

One of main concepts of the approved Kabul New City (KNC) Master Plan is that city should have a Central Park, Hierarchical Parks (small and large parks for neighborhood residents), Green Belt around the city and Greenery along gully sides. In this context DCDA intends to prepare a Greenery Master Plan for KNC in which these concepts should be evaluated and more detailed strategies and plans should be prepared for implementation of the project. Also the preparation of Concept Development Plan of Central Park is a part of this assignment. More details on the scope of work are given in the Terms of Reference

3. Instructions to Interested Firm

1. The Expression of Interest (EOI) shall comprise **a Brief background of the Firm capability statement and Experience of the Firm with similar nature of project and list and qualification of key staff members.** Consultants are advised to provide only materials that are specific to the proposed service, and to avoid submitting generic promotional material.
2. The interested firms will be selected based on the selection procedures of DCDA. All firms will be advised of their EOI results.
3. For further information please don't hesitate to contact the officer in charge below.
4. The Expression of interest must be delivered to the address mention below **no later than 07 July 2012, 5:00pm Kabul Time**

Note: Please refer to the detailed scope of work provided in the attached ToR (Terms of Reference of the project)

4. Contact Details:

Procurement Dehsabz-Barikab City Development Authority (DCDA) House# 4 Street# 6,
10th Precinct Qala-e-Fathullah Khan, Kabul, Afghanistan Office # +93 (0) 75 2035153
E-mail: Procurement@dcda.gov.af
Web site: www.dcda.gov.af



Attachment

Terms of Reference for Preparation of KNC Greenery Master Plan and
Concept Development Plan of Central Park

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Abbreviations

DCDA: Dehsabz City Development Authority

KMA: Kabul Metropolitan Area

KNC: Kabul New City

TOR: Terms of Reference

PDA: Pilot Development Area

CD: Capacity Development

JICA: Japan International Cooperation Agency

MP: Master Plan

SP: Structure Plan

Definitions

Greenery: Different sized green areas with possible spacious grass fields, planted trees, gardens (botanic, leisure, recreation, play, fruit-gardens, “kleingarten”) with artificial or natural lakes and ponds. Huge Gullies and Rivers, Streams, Greenbelt, Central Park, Parks and Buffer Green can also be part of this area.

Gully: A gully is a landform created by running water, eroding sharply into soil, typically on a hillside.

Parks: A Park is a, planned, protected and cultivated urban or rural area, in its natural or semi-natural state. It can be bounded naturally or artificially and serves for human recreation and enjoyment, or for the protection of wildlife or natural habitats.

Green Belt: Urban Green Belts are considered as the lungs of the cities.

Green Belt Around the City: A Green Belt around a city saves the morphological plan of the city (restrict the abnormal expansion of the urban area).

Green Belt Around Industrial Parks: It saves the weather of the city harmful gases, released by vehicles and industries operating in the city area.

Concept Development Plan: Is a detailed enough to identify the major components of the development. This may include infrastructure routes, setbacks, sidewalks, plantation, site plans. The scale of concept development plan could range from 1:2000 to 1:500 (typical detail plans).

1. Introduction

1.1 Background:

Kabul City is one of the fast growing cities in Asia since establishment of new government. The population has exceeded vastly from 2002 to 2006. It is expected that the population will increase to 6.5 millions in 2025 and the existing infrastructure and public facilities of Kabul doesn't have that much capacity to supply the required demand so the government initiated the need for developing a new city.

In 2006, according to Afghanistan National Development Strategy (ANDS) the President of Afghanistan established an Independent Board for the development of a new city. The board and senior urban planners and economic specialists have decided to develop the new city in Dehsabz and Barikab area. As a national priority, the Board formed the Dehsabz-Barikab City Development Authority (DCDA) in late 2006 as its financial and implementing body. The DCDA was tasked to pave the way, through mostly private sector-led activities, for the administration, design, documentation, marketing, implementation and maintenance of the new economic hub for Afghanistan and the region. Japan International Cooperation Agency (JICA) prepared the Master Plan Study on Kabul Metropolitan Area (KMA) Development in 2009. The Kabul New City was planned as a part of KMA development. The Master Plan of Kabul New City (KNC) has already been endorsed by the Afghan Cabinet of Ministers. JICA is also supporting the capacity development (CD) of DCDA under the Technical Cooperation Project on Promotion of the Kabul Metropolitan Area (KMA) Development. As an output of CD the Structure Plan of the Phase 1 Development Area was prepared. DCDA is currently working on the implementation procedures of the KNC.

Kabul new city is about 740 square kilometer which is made of four broad areas, Dehsabz South, Dehsabz North, Paymonar and Barikab (agricultural economic zone). The city is planned to accommodate about 3 million populations in the entire area.

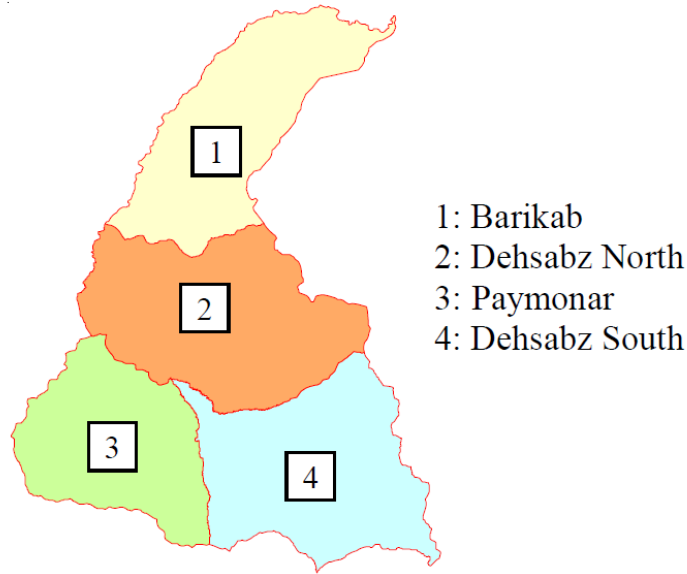


Figure 1 Conceptual Location of KNC Districts

In order to save the city's morphology and environment, the Kabul New City Master Plan proposes a Green Belt surrounding 3 districts (Dehsabz North, Dehsabz South and Paymonar), a Central Park in the center of these three districts and Buffer Green along Gullies and Industrial areas. There are 54 Villages which have to be preserved. Kabul New City is near implementation phase and among the four broad areas, Dehsabz South has been selected for initial development. DCDA aims to develop the city within 3 phases. DCDA's implementation strategy has five main programs for successful development of KNC. Program no 4 is the development of the Green Belt, the development of the Central Park and the preservation of existing Villages. Figure 2 shows the general Master Plan of Kabul New City including the 3 phases and the planned Greenery areas (Green Belt, Central Park, Villages and the main Gullies).

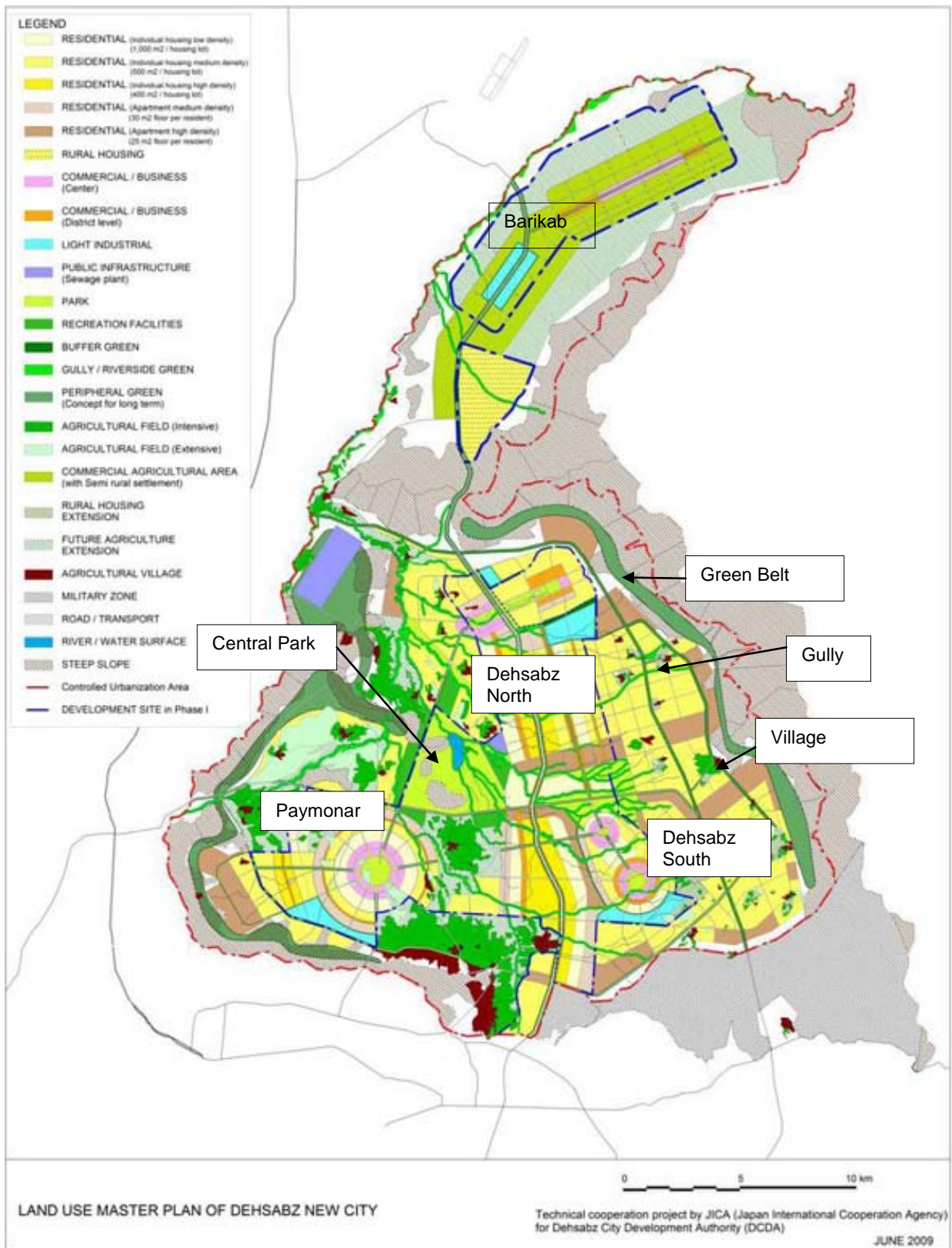


Figure 2 General Master Plan of Kabul New City

1.2 Project Description

The Master Plan has been developed at the scale of 1:50000, for KNC which shows the general structure of the city, concepts of development, description of land uses, estimated population densities, main infrastructure and public facilities. As a greenery concept of the KNC Master Plan, the city has a Green belt, a Central Park, hierarchical Parks (Block Parks, Neighborhood Parks, Community Parks and Principle Parks) and the Gully Streams are kept with Green Buffers in order to create a green network and natural environment. To enhance this concept further there is a need for preparation of the Master Plan for Greenery to develop strategies for the green development, implementation methodologies, maintenance and operation and the types of plants suitable for the climate and weather condition of KNC. As part of this assignment the concept development plan of the Central Park also should be done. The Green Belt is approximately 4000 ha surrounding the city and the Central Park is around 1,300 ha. The remaining hierarchical Parks range from 0.1 ha to 100 ha (smallest to largest, see figure 3).

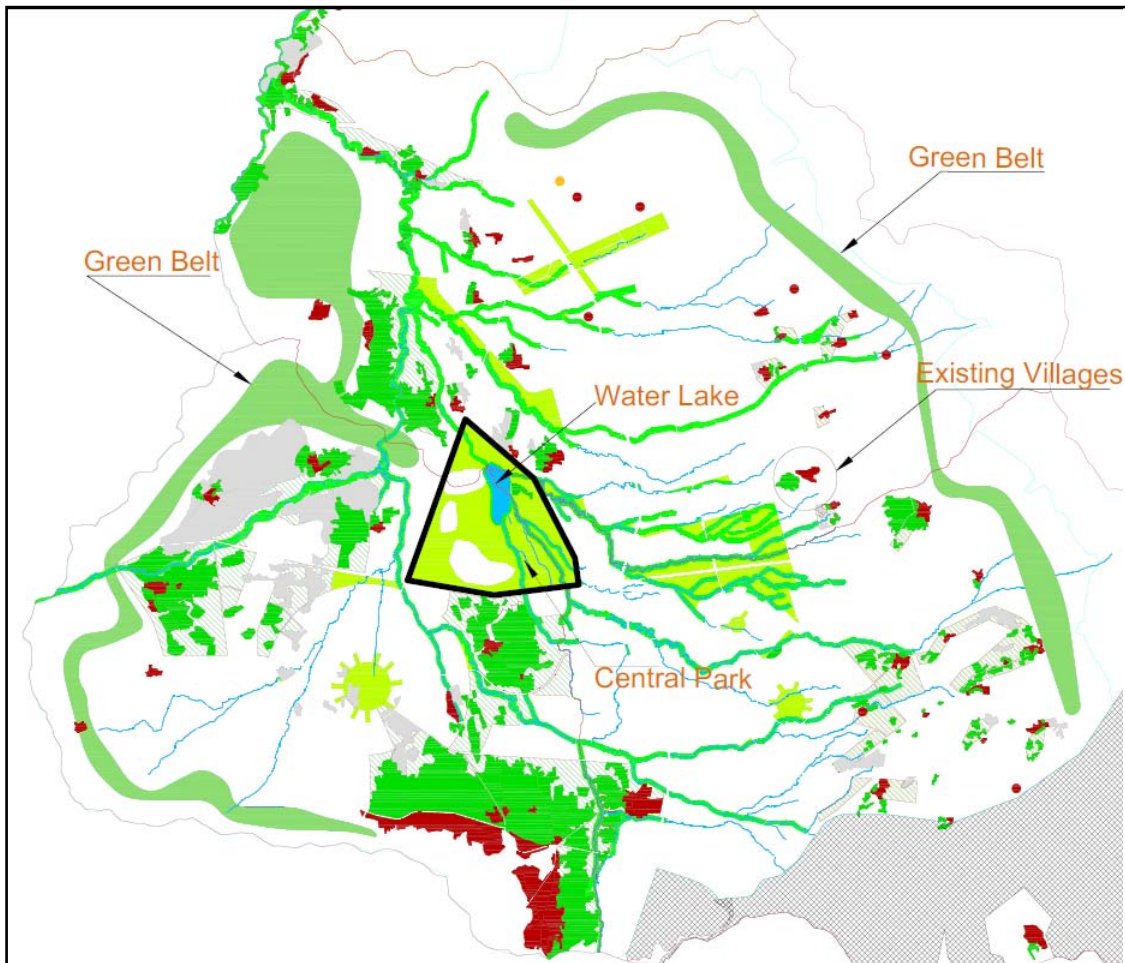


Figure 3: Location of Green Belt, Central Park, Villages and other Greenery within KNC Master Plan

2. Objectives

The main objectives of Greenery Master Plan and Concept Development Plan of Central Park are the followings:

- I- Greenery Master Plan:
 - To prepare greenery concepts for the development of green areas of Kabul New City.
 - To develop strategies for implementation of Parks, Green Belt and Central Park.
 - To develop a general strategic concept of greenery in KNC in relation to the population that will live in the area, topography and environmental consideration.
 - To take into account the existing and future available water resources for irrigation of the future greenery areas.

- II- Concept Development Plan of Central Park:
 - To develop concept development plan for the KNC Central Park.
 - To develop a detail plan that will include the concept of infrastructure provision (water, electricity, sewerage, irrigation, waste management).
 - To include the plantation site plans, sidewalks, road network and public facilities site plans.
 - To include a preliminary estimated budget for the implementation of the Central Park.

3. Scope of Work

This assignment has two components: The first component is the **Preparation of a Greenery Master Plan** for KNC and the second component is a **Concept Development Plan of Central Park**. More details regarding the scope of work are given in the paragraphs below.

3.1 Component 1: Preparation of Greenery Master Plan

A Greenery Master Plan has to be prepared for KNC which includes the concept for development of Parks, Green Belt, Gullies and other green areas. The main tasks to be carried out are the following but not limited to:

- The study of the existing Master Plan prepared for KNC. All the KNC Master Plan documents have to be reviewed and the consultant must understand the development strategy for KNC.
- Study the current environmental condition (climate, precipitation, temperature, soil and etc.) of the site.
- Study and evaluation of the hydrological situation of KNC.
- Study and the analyse the Greenery demand required and to be developed for the new city with respect to sustainable and ecological urban development.
- Develop feasible and economic development methods and propose suitable ways for implementation considering financial constraints.
- Develop strategies and criteria's for operation and maintenance of green facilities.
- Planning of required infrastructure for KNC Greenery.
- Determine soil characteristics by giving recommendations and methods of soil improvement for planting systems.
- Study the types of suitable of plants for different categories of green areas and recommend planting density with respect to environment, climate condition, soil condition and water availability.
- Prepare a plantation plan for green areas (Parks, Green Belt, Gullies, Central Park, Roads and other Green).
- Propose efficient irrigation systems for the green areas.
- Forecasting of water demand for irrigation of the ultimate development of KNC Greenery.
- Selection of a Pilot Project area for the initial Greenery Development and its integration with DCDA's Urban Development Program.
- Prepare the estimated cost of Greenery Development and prepare an timeline for stage wise implementation of greenery projects.

- Preparation of a Greenery Map and planning of main Parks in suitable and accessible locations.
- Preparation of plans and drawings in a suitable scale for Greenery. The plans should include but not limited to the following:
 - Overall Greenery Master Plan of KNC
 - Infrastructure Plan
 - Plantation Plan
 - Detailed Plan of the Greenery Pilot Project area
 - Detailed Landscape Plan of a Pilot Project

3.2 Component 2: Concept Development Plan (CDP)

The consulting firm must develop a Detailed Plan of the Central Park. The main leisure and entertainment facilities, closed and open gardens, fitness area, infrastructure networks and building facilities should be planned and located. The scope of work for planning of the Central Park includes the following, but are not limited to:

Concept Development Plan of Central Park:

Overall Concept Plan for the Central Park should be developed and should include the main functions of the Central Park, including building facilities of the Park and ideas for diverse landscaping, accessibility, transportation network etc.

Required Plans:

Grading Plan (Land Preparation Plan):

The consulting firm is required to prepare a grading plan based on the topographic survey of the Central Park in which the elevations, slopes, all finishing and design levels, sections, profiles etc. are shown.

General Plan of Central Park 1:2000

This plan must include all the facilities to be planned in the Central Park, the road network, lake, trails, hiking routes, green area, small gardens, park boundaries, entrance ways, etc.

Facilities Site Plan: 1:500

The facilities which should be planned in the Central Park must have details of Site Plan, Building Site Plan and possible property lines.

Landscape Plan 1:500

The Landscape Plan should include all hard surfaces such as sidewalks, fences, retaining walls, driveways, trees, shrubs, other plantation etc.

Infrastructure Plan 1:2000, 1:1000

The Infrastructure Plans include but are not limited to:

Road Network and Pedestrian Network Plan 1:2000

This plan must indicate an integrated road network and pedestrian network to show the access to each and every facility in the Central Park. These networks must be planned in such a way to enhance the beauty of the Park's landscape. More than one entrance should be considered for a better accessibility in to the Central Park area.

Water Supply Network

Planning of the water distribution system for the entire Central Park and locate the main water tanks in suitable area.

Drainage System Plan

The overall drainage system must be shown in this plan, all the rainwater to the possible extent must flow to the lake.

Electrical Distribution System

Planning of electrical distribution network to connect all facilities that require power supply.

Irrigation System Plan

Irrigation System should be planned for the Central Park, the gravity irrigation system is preferred rather than mechanical for its lower operational and maintenance costs.

Other Necessary Infrastructure:

The consultant is responsible for planning of other necessary infrastructure which are necessary for good functioning Park.

Plantation Plan

Planting Plan must clearly indicate the type, location, density and common/botanic name of plantation in different areas. Planting specification should be part of the final report.

Facilities to be planned in the Central Park :

A. Entertainment facilities

Consideration of Zoo, Concert Hall, Aquarium, Bird's Sanctuary and Gardens, Tent or some special place for families Barbeque area, Labyrinth Garden, Kite Flying area, Funfair area, Circus, Game area, "Lego land", Chess etc.

B. Cultural facilities

Site plans of Community Center, Domestic and International Exhibition Hall, Museum, Library or Media room, Mosque...

C. Administration Facilities

Consideration of Central Park Administration Office, Police Station, Fire Station, Information Desks etc.

D. Sports Facilities

The consulting firm should study and locate suitable sports fields in the Central Park such as Football Fields, Volleyball Fields, "Bozkashy" Ground (Afghan National Sport), Cricket Fields, Swimming Pools (gender separation has to be considered), Basket Ball Fields, Tennis Courts (outside and inside), Squash Courts, Running Tracks, "Naiza Zany" (Afghan National Sport), Horse Riding, Golf Course, etc.

E. Service facilities

Integrated Road and Pedestrian network, Parking Lots (around Central Park) for Cars, Bicycles and Bikes, Cable Cars between three hills, Entertainment Trains, Toilets (for women & men), Medical Unit, and Dustbins etc.

F. Commercial Facilities

Consideration of Hotels, Restaurants, Cafes, Shops or Souvenir Stores, Mobile Kiosk

G. Central Park Lake

The Central Park Lake must be planned in the most suitable place of the Central Park in order to collect the drain water of the surroundings, water from the Gulies and it should guarantee the character of a lake.

H. Unique Facilities

These can be: View Towers, Fountains, Main Entrance Gate, and Abstract Monuments etc.

I. Fixtures and Furniture

All fixtures and furniture should be shown in the site plans

Benches: Should be placed in different, comfortable walking distance and specific areas in the Park for rest.

Lighting Ordinances: Sufficient lighting should be planned and placed in specific areas of the Central Park. Enlightening of special Buildings or Monuments etc. is to be considered.

Sunshade: Natural and artificial sunshades should be considered to provide enjoyable environment for the people.

J. Other Necessary Facilities

The consultant is responsible for planning of other necessary facilities that has not been considered in this TOR but are essential based on the greenery concepts and the consultant's previous experience.

4. Deliverables /Outputs

Inception Report

The consulting firm is required to study all necessary documents of KNC Master Plan and submit inception report within the first 3 weeks upon award of contract. The inception report lays out all of the major aspects of the project, including the

actual consultants and supporting personnel who will work on the project, the schedule and the final agreement on deliverables.

The consultant should prepare a master plan that will include all the required components. Upon approval of the Master Plan the consultant will proceed with the Concept Development Plan of Central Park.

First Draft of Greenery Master Plan

The draft Greenery Master Plan must contain all the subjects and studies mentioned above in the scope of work in written documents and plans.

Final Greenery Master Plan

Final Greenery Master Plan must be submitted in written documents and plans and should be delivered in soft and hard copy.

Draft Concept Development Plan of Central Park

The draft Concept Plan of Central Park should be developed and submitted to DCDA for review. The plans should indicate the main functions, facilities and infrastructure etc. of the Central Park as a sketch.

General Plan of Central Park

Based on the draft Concept Plan and approval of DCDA, the General Plan for the Central Park should be developed including all facilities, infrastructure etc.

Detailed Plans of the Central Park

Based on the general plan of central park the CDP of the Central Park shall be developed and submitted to DCDA. These plans must include:

- All plans at the specified scale of 1:200, 1:500, and 1:1000.
- Specification of design and planters and plants with the required irrigation and soil characteristics.
- Cost estimates for the project implementation.

Final Submission of Central Park Documents and Plans

The final documents of the Central Park should be submitted after all discussion, comments, reviews and recommendations of DCDA.

5. Terms & Conditions

- The consultant company must be an AISA registered national or an international or a joint venture firm having experiences in Greenery Planning, Landscape Design and Landscape Planning etc.
- The consulting company should have expertise in Landscape Planning and Landscape Design with at least 5 years of experience in the relevant field.
- Prior to award of contract the consulting firm must make a presentation to DCDA in which the company presents the Concepts and Detail (landscape) ideas for the Central Park.
- DCDA reserves the right to cancel one of the two components of the scope of work in case of budget limitation.

- The consultant must break down his price proposal in two parts:

Part 1: the price proposal for Greenery Master Plan and

Part 2: the Concept Development Plan of Central Park.

- The consultant's technical proposal must be divided in to 3 chapters:
 - I. Chapter 1: Should contain a brief introduction of the organization
 - II. Chapter 2: Should explain the experience and strength of the organization
 - III. Chapter 3: Should describe the approach, methodologies and concepts to be used for the preparation of The Greenery Master Plan and detailed planning of the Central Park.
 - IV. Chapter 4: should describe the key staff for the assignment, their Curriculum Vitae and experience and the time schedule for completion of the assignment.

- A tentative work plan is required at the proposal stage while a detail work plan to be developed and submitted by the successful consultant.
- The project must be completed within 180 calendar days after award of contract

References to be given by DCDA for Preparation of the Concept Development Plan of Central Park and Greenery Master Plan

KNC Topography 1:10000

KNC Master Plan