**Request for Expression of Interest (REOI)**

**For**

**Consultancy for Revaluation of Land & Buildings of Da Afghanistan Bank**

**Country: Islamic Republic of Afghanistan**

**Entity Name: Da Afghanistan Bank (Central Bank)**

**Consultant Service: Consultancy for Revaluation of Land & Buildings of Da Afghanistan Bank**

**Funded by : Da Afghanistan Bank**

**EOI #: DAB/98/QCBS/CS01**

**Advertising Date: 31th December 2019**

**Closing Date: 22th January 2020**

1. **Background**

Da Afghanistan Bank (DAB) was established in 1938 as Islamic Republic of Afghanistan’s Central Bank and plays a critical role in the economy and overseeing of the banking system in Afghanistan. The Bank has allocated funding from its internal revenue and intends to apply part of it for payments towards the contract for revaluation of Land and Buildings. Policy No: 4 capitalization of property, plant and equipment article 3.8 which is approved by the supreme Council of DAB states that “As a general rule, the Bank shall use the cost model of recording fixed assets. However if the management feel that there is a good reason to revalue some Property, Plant and Equipment, then revaluation model shall be used and applied to the entire class of Property, Plant and Equipment,. This shall result in like assets having the same measurement basis. Further the Land & Building shall be revalued every 5 years.”

1. **Overall Objectives**

The company which has profession in these criteria shall conduct an overall site survey of Da Afghanistan Bank Land & Buildings in all provinces where DAB has properties, and based on the market fair value the properties should be revalued. And a systematic valuation process should be used and report the output and results to DAB Finance, Construction and Procurement Departments.

1. **Scope of Work**

These terms of reference address the requirement for revaluation of DAB’s land and building on all provinces for the financial year of 1398 and should be conducted by a professional and ethical company through focusing the followings.

* 1. Properties should be revalued based on “Market Fair Value”
  2. Land and Building should be revalued separately
  3. The total area of land and area of building should be measure on square meter (m2)
  4. Photos of the building should be taken from four sides
  5. Year of construction and reconstruction of the building should be specified
  6. Location, Condition, No of Floors, No of Rooms, Cardinal directions, Address and user of the property should be specified
  7. Parking area, green area, guard towers, cooling and heating systems should be specified and the photos should be taken
  8. Valuation process, property site description and market analysis should be reported accurately to DAB management

1. **Deliverables and Reports**

The company is required to submit a separate report which should be signed and stamped for each property in a specific form based on the DAB scope of work with its necessary documents and attachments on time to the finance departments. Further, the firm will provide regular progress reports on its consultancy to the Management of Da Afghanistan Bank, General Service and CFO offices. Upon the acceptance of the report the payment should be processed. Following table is the deliverables and payment terms

|  |  |  |  |
| --- | --- | --- | --- |
| Zone Name | **No of Branch** | **Payment Term** | **No of Days for Submission of Final Reports** |
| Central Zone | 19 | 30% | 30 days |
| East Zone | 5 | 30% | 30 days |
| North East Zone | 5 |
| North Zone | 9 |
| South East Zone | 6 | 40% | 30 days |
| South West Zone | 9 |
| West Zone | 8 |
| Total | **61** | **100%** | **90 days** |

**5**. **Required Personnel**

The team which will be proposed by the firm must be well qualified, skilled and experienced in related areas. In view of the nature of tasks to be accomplished, it is expected that the activities would be carried out by reputed **national** firm drawing on their staff nationally to propose a team with the suitable knowledge and skills.

The following core Key Experts are needed in the team:

* National Expert –Civil Engineer
* National Expert –Market Analyst

Level of Effort (LOE)

| S. No. | Key Expert Position | Number of Personnel | Estimated Person- Month |
| --- | --- | --- | --- |
|
|  |
| 1 | K1- Civil Engineer– Bachelor Degree with having 3 years of relevant experience in the field. | 2 | 2 |
| 2 | K2- Market Analyst - Bachelor Degree in Accounting or Business Administration with having 3 Years of relevant experience in the field. | 1 | 2 |
|  | Total estimated Key Experts time inputs | | 6 person months |

**6. Location of the Assignment**

Based on the following list on all provinces of Afghanistan where Da Afghanistan Bank has properties. For further information and specific addresses of each land and building the construction unit of General Services department will provide the assistance upon request.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **SN** | **Description** | **Zone** | **Type of property** | **User** | **Address** |
| 1 | Central Bank Building | Central | Land & Building | DAB | IbniSena Watt |
| 2 | Journalistan Bank (Alhaqia) | Central | Land & Building | Govt | Opposite Serena Hotel |
| 3 | City Branch 6 (Nahr-e-Darsan) | Central | Land & Building | DAB | Behind of ilmofarhang |
| 4 | City Branch 2 | Central | Land & Building | DAB | Khairkhana mina part 1 |
| 5 | City Branch 3 | Central | Land |  | Khoshal khan mina |
| 6 | City Branch 4 | Central | Land & Building | DAB | Jalalabad opp Custom |
| 7 | City Branch 10 | Central | Land | Under dispute | Said nor mohammad shah mina |
| 8 | City Branch 11 (Health Insurance Building) | Central | Land & Building | DAB | CharahiZanbaq |
| 9 | City Branch 13 | Central | Land & Building | DAB | Panjsad Family |
| 10 | Nangarhar Branch | East | Land & Building | DAB | Beside Nangarhar Guest House |
| 11 | Heraat Branch | West | Land & Building | DAB | Shahr-e-NawHeraat |
| 12 | Farah Branch | West | Land & Building | DAB | Reyasatkarwaomorejtemaye |
| 13 | Kandahar Branch | South West | Land & Building | DAB | ChowkTalashi |
| 14 | Greshk | South West | Land |  | Opp residential houses |
| 15 | Nimroz Branch | West | Land & Building | DAB | OppPolic Station |
| 16 | Ghor Branch | West | Land & Building | DAB | Taamirhefzwamuraqebat |
| 17 | Qalat Branch | South West | Land & Building | DAB | Near reyasatmahakimqalat |
| 18 | Ghazni Branch | South East | Land & Building | DAB | Pahloyreyasatamnyatmili |
| 19 | MaidanShahr Branch | Central | Land & Building | DAB | Hamjawarmuqamwalayatmaidan |
| 20 | Badghees Branch | West | Land |  | Shahr-e-Badghis |
| 21 | Logar Branch | Central | Land & Building | DAB | Pahloymostofyatlogar |
| 22 | Khost Branch | South East | Land & Building | DAB | OppSharwali |
| 23 | Gardez Branch | South East | Land & Building | DAB | Pahloymoqamwalayat |
| 24 | Torkham Branch | East | Land |  | Nazdik Bandar torkham |
| 25 | Laghman Branch | East |  | DAB | Near police station |
| 26 | Nooristan Branch | East | Land |  | Nazdikkamisariwalayat |
| 27 | Badakhshan Branch | North East | Land |  | Walayatbadakhshan |
| 28 | Kunduz Branch | North East | Land & Building | DAB | Nazdik cinema nashir |
| 29 | Takhar (Taluqan) Branch | North East | Land & Building | DAB | Nazdikreyasatetlaat |
| 30 | Khanabad | North East | Land |  | Wolswalikhanabad |
| 31 | Pulkumri Branch | North East | Land |  | Nazdiksarameyasht |
| 32 | Samangan Branch | North | Land & Building | DAB | Near police station |
| 33 | Mazarsharif Branch | North | Land & Building | DAB | Nazdikreyasatfawaidama |
| 34 | Balkh Branch | North | Land & Building | DAB | Nazdikmahkamabalkh |
| 35 | DawlatabadMaimana | North | Land |  | Tarbat khan baba mina |
| 36 | Sheberghan Branch | North | Land & Building | DAB | Nazdik radio television |
| 37 | Helmand Branch | South West | Land & Building | DAB | Nazdikdaftaramlak |
| 38 | Shindand Branch | West | Land |  | Wolswalishindand |
| 39 | Saripul Branch | North | Land |  | Near police station |
| 40 | Parwan Branch | Central | Land & Building | DAB | Nazdikamnyatdawlatiparwan |
| 41 | Panjshir Branch | Central | Land |  | Near police station |
| 42 | Bamyan Branch | Central | Land |  | Dashtesa |
| 43 | Arg Vault Building | Central | Land & Building | DAB | Argreyastjamhori |
| 44 | Third Macroryan | Central | Land |  | Sarakmaidanhawai b bmahro |
| 45 | Moqor Branch | South East | Land & Building | DAB | Nazdikwolswali |
| 46 | Andkhoy Branch | North | Land & Building | DAB | Nazdik bank milli |
| 47 | Kapisa Branch | Central | Land & Building | DAB | Nazdikmoqamwalayat |
| 48 | Paktika Branch | South East | Land |  | Nazdikreyasattejarat |
| 49 | Residential land of Gardez | South East | Land |  | Pahloymoqamwalayat |
| 50 | Residential land of Helmand | South West | Land |  | Shahrhelmand |
| 51 | Guest House | Central | Land & Building | DAB | Sarak 13 wazirakbar khan |
| 52 | Murad khani | Central | Land |  | Near police station 2 |
| 53 | Hairatan | North | Land & Building | DAB | Nazdikjadi pol dosti |
| 54 | Kunar | East | Land & Building | DAB | Mossasiamnayatikunar |
| 55 | Greshk | South West | Land & Building |  | Mutasilzaminsharwali |
| 56 | Uruzgan | South West | Land |  | Mutasilzaminsharwali |
| 57 | Daikundi | South West | Land |  | Nazdiksarakomomi |
| 58 | Aqcha | North | Land |  | Nazdikjaidadsharwali |
| 59 | Farah | West | Land |  | Walayatfarah |
| 60 | Spinboldak | South West | Land & Building |  | Radio mahali |
| 61 | Zareng | West | Land & Building |  |  |

**7. Criteria for Selection:**

The Da Afghanistan Bank now invites competent and eligible firms to express their interest in providing the above services. Interested firms must provide information indicating that they are qualified to perform the above mentioned services.

* **The consultant shall demonstrate having sound financial situation and capacity in the past three years (should not have incurred losses ) by submitting latest financial audited report with an annual turnover of at least AFN 4,500,000 for any of the last 3 (three) years;**
* **The consultant should have been in business since at least last 5 (five) years;**
* **The consultant shall also provide proven experiences of having executed at least one contract of similar nature, each with the value of minimum AFN 1,750,000;**
* **The consultant should have at least AFN 157,500 as liquid asset for carrying out the project operations.**

Consultants may associate with other firms (local or International) to boost their capacity and enhance the value and quality of their services. If consultants intend to associate with other firms, they should clearly state in their EOI the composition and form of the association and identify the lead Consultant.

Consultants will be short listed in accordance with Quality and cost Based Selection (QCBS) procedures set out in the Public Procurement Law (17th September 2016) of the Government of Islamic Republic of Afghanistan . Interested consultants may obtain further information and collect the Terms of Reference at the address below from 8:30 am to 3.30 pm local time, Saturday to Thursday.

Expression of interest (EOI) must be delivered on or before the **16.00 hours Kabul local time Wednesday, 22th January 2020** at the address given below. The EOI submissions shall be made as: One “Original” plus two “Copies” including a soft copy on CD. Consultants may, optionally, submit their EOI by email. If an EOI is submitted by email the consultant must ensure that it is the complete and signed copy that is being attached. An EOI that is not signed will not be accepted.

**Address**

**Procurement Department**

**Da Afghanistan Bank (Central Bank)**

**Attn: Ms. Meetra Rashidi Procurement Manager- Services**

**Ibni-Sina watt, Kabul, Afghanistan**

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