



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



Sindh People's Housing for Flood Affectees

Selection of Independent Technical Verification Consultant

Terms of Reference

Background

Pakistan experienced heavy monsoon rains between June and September 2022, which has severely affected millions of households, mainly in Sindh and Balochistan. Around 33 million people have been displaced and more than 13,000 kilometers of roads destroyed. The flooding has damaged 2.2 million houses, flooded around 9.4 million acres of crops, and has killed an estimated 1.2 million livestock. Moreover, limited access to input and output markets and temporary disruptions to supply chains have driven up food prices and added to existing price pressures resulting from reduced agricultural yields and the global rise of food prices. Preliminary estimates suggest that as a direct consequence of the floods, the national poverty rate may increase up to 4 percentage points, potentially pushing around 9 million people into poverty. The recently completed Post-Disaster Needs Assessment (PDNA) estimates total damages to be US\$14.9 billion, while total economic losses have reached about US\$15.2 billion. Estimated needs for rehabilitation and reconstruction are at US\$16.3 billion, not including new investments beyond the affected areas needed to strengthen Pakistan's resilience to future shocks.

Sindh has been disproportionately affected by the 2022 floods. According to the NDMA, 792 of the 1,731 nationwide casualties were in Sindh, including 336 children, with 8,422 people injured. Similarly, reports estimate that more than 4.9 million acres of agricultural land has been affected in the province, which is more than half of the nationwide total.¹ Vast areas in Sindh witnessed prolonged inundation lasting several weeks.²

According to the last pre-floods housing census from 2017, there were 2,756,499 katcha and 5,600,885 pakka housing units in Sindh, with the former concentrated mainly in rural areas and the latter more prevalent in the urban areas. While house ownership is higher in rural areas, housing with unclear ownership status is proportionately higher due to the relative informality of the housing sector in rural areas. Assuming linear growth between 1998 and 2017, the number of katcha houses in Sindh have grown at a rate of about 1.6 percent annually, while pakka houses have an annual growth rate of about 4 percent per year. However as per the estimates, around ~2 million of these houses have been damaged by the floods in Sindh alone.

Project Description

i. Project Overview

For emergency rehabilitation to facilitate the flood affectees, the Government of Sindh has established a not-for-profit company 'Sindh Peoples Housing for Flood Affectees' (SPHF) to implement the Sindh Flood Emergency Housing Reconstruction Project (the **Project**), with technical and financial support of the World Bank. The Project design evolves from comprehensive discussions of the World Bank with the Government of Pakistan and the

¹ FAO Monsoon Flood Situation Update – Pakistan September 27, 2022.

² FAO Rapid Geospatial Flood Impact Assessment Pakistan, September 2022.



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



Provincial Government of Sindh. The reconstruction project aims to support (i) Housing subsidy cash grants for owner-driven reconstruction of multi-hazard resilient core housing units; (ii) Skill development of communities on multi-hazard resilient construction practices; and (iii) Technical assistance to Government of Sindh for design and delivery of the housing reconstruction program. It will involve construction of approximately two (2) million housing units. These houses will be spread over a vast geographical area, locations of which will be dependent upon the Post-Disaster Needs Assessment (PDNA).

ii. Project Development Objective

The project development objective is to support the Government of Sindh in the delivery of beneficiary-driven, multi-hazard resilient reconstruction of core³ housing units that were damaged by 2022 floods.

iii. Project Beneficiaries

The Project would have specific benefits for people living in the geographical locations who will be served through the housing subsidy grants for reconstruction/restoration of their damaged houses. Through a beneficiary-driven approach, approximately two (2) million multi-hazard resilient core housing units will be supported.. Roughly, half of these beneficiaries are estimated to be women, based on the demographic information available for these areas.

iv. Implementation Methodology

In view of the extensive outreach needed for the credible administration and monitoring of housing reconstruction and restoration, Government of Sindh has decided to enhance the public sector's delivery capacity through the engagement of Implementation Partners (IPs). The IPs include non-governmental organizations (NGOs) with strong, existing outreach at the community level and a proven track record of delivering disaster reconstruction programs.

These IPs have been operating across Sindh and have successfully executed multiple physical infrastructure projects and services. The Project has utilized a screening criteria for IPs in order to ensure their requisite capacity and experience needed to support the Project implementation. Selected IPs will augment their technical capacity to appropriate levels by hiring additional technical and social mobilization staff to effectively support the housing reconstruction program. Only one IP will be designated to work on housing reconstruction and restoration in an affected district. The IPs will be charged with: (i) conducting household-level re-verification surveys to confirm eligible beneficiaries for housing subsidy grants; (ii) providing technical assistance to beneficiaries, engineers, and craftsmen on multi-hazard resilient construction techniques, including program orientation; (iii) overseeing reconstruction and restoration activities to ensure quality, including site inspections to conduct engineering assessments and verifying milestones for release of payment tranches to beneficiaries; and (iv) ensuring compliance with on-site social and environmental risk mitigation measures.

IPs will also: (i) support women and other vulnerable groups in demonstrating property ownership and eligibility for grants, managing construction activities and dealing with any

³ Consisting of a core unit of 250 sq. ft. built to multi-hazard resilient standards and equipped with water collection system, twin pit latrine and where possible solar home solutions.



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



instances of coercion, violence or abuse; (ii) coordinate participatory land adjudication and verification processes, as well as community-driven reconstruction services for women and other vulnerable groups; and (iii) undertake outreach to women, vulnerable groups and the wider community. Female-headed and other vulnerable households will be informed about different forms of assistance available to them under the project through awareness and information sessions that will be held at appropriate times and locations and would include support for women traveling from far-off areas. Wider engagement activities may also be required to obtain support for women's inclusion in the project among men and other 'gatekeepers' within the community.

Assignment Objective:

The SPHF is now seeking to hire an Independent Technical Verification Consultant to ensure that the financial assistance provided to the affected people is utilized for the intended purpose, i.e., for reconstruction and / or repair of the damaged houses (as the case may be). Independent Technical Verification Consultant would be required to oversee progress over the Project's life. Over this period, the scope of work of the Independent Technical Verification Consultant is provided below:

1. Verification of the data uploaded by the Implementation Partners (NGOs/IPs) in the System.

The Independent Technical Verification Consultant shall conduct physical verification of a sample size of 5% of the data provided by SPHF & its Implementing Partners in respect of an affected area, which verification shall be completed within five (5) days, each time data in respect of an affected area has been uploaded on the System. Accordingly, the Independent Technical Verification Consultant shall physically verify the data for each affected area (within five (5) days) throughout the term of the Agreement, each time such data is uploaded on the System. In case of discrepancies in 20% of the physically verified data, the Independent Technical Verification Consultant or SPHF shall require the Implementation Partners to regather the data at a cost to be borne by the IP.

2. Once the verification achieves satisfactory levels, the Independent Technical Verification Consultant would be required to ensure that the funds deployed to the affected parties are being utilized effectively and for the intended purpose i.e., construction or renovation of houses as the case may be and in accordance with the provided guidelines.
3. The Independent Technical Verification Consultant would be required to establish a central office in Karachi Division with field offices in minimum in each of the affected districts of the province to cover the entire scope. These offices would be established in consultation with the task team that would coordinate with relevant authorities and the World Bank.
4. The Independent Technical Verification Consultant would be responsible for developing a monitoring framework and an operational plan for maintaining oversight of construction, within a week of signing of the Agreement. The Independent Technical Verification Consultant would also be responsible for designing and effectively implementing all logistical and administrative procedures. These may be updated during the life of the Project with the World Bank approval as the need arises.
5. The Independent Technical Verification Consultant s would be required to form and deploy sufficiently equipped teams comprised of qualified professional staff and engineers with the capacity to monitor



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



construction works and utilization of funds of at least 5% of the data population within the affected districts based on stratified random sample. It may be noted that if required the sample size may be revised, subject to approval by the World Bank team, based on the results and the pace of construction. It is understood that the case of a fully damaged house may require more frequent visits than a partially damaged one.

6. The Independent Technical Verification Consultant would be required to provide continuous real-time feedback of the spot checks in the System using tablets and/or smartphones etc.
7. Independent Technical Verification Consultant would also ensure that the deployed team is trained in operating the web-based System developed for the project
8. The Independent Technical Verification Consultant would also provide recommendations to mitigate negative impacts for each district to enable deployment of corrective measures.
9. In addition to daily reports, the Independent Technical Verification Consultant would also be required to produce monthly and quarterly reports for consumption of the Procuring Agency, World Bank team and the GoS.
10. Always ensure independence in its reporting and document the steps taken to ensure this independence.

TASKS AND RESPONSIBILITIES

- 1) Develop and agree with the task team on the monitoring mechanisms including the tools, methodology, etc. to be used. The mechanism should adequately cover all indicators in the IPs results framework. The monitoring function should verify the accuracy of IPs own data collection and monitoring information systems and provide recommendations for improvements in these areas to be detailed in Independent Technical Verification Consultant 's reporting.
- 2) Conduct at least 5% spot checks of assigned beneficiaries in 24 districts of each stage i.e., 5 % of Damage Assessment and verification, 5% of plinth level completion, 5% at Lintel level and 5% at roof level completion. Additional 1% of each stage of inspection is expected for repeat visits in selected areas. Document and report to GoS management and to WB, through the task team, on general and specific findings. Independent Technical Verification Consultant will finalize the program of spot checks with World Bank task team and SPHF under these general guidelines.
- 3) To ensure ownership and stronger mainstreaming in the use of the data produced by the program, a core group of Independent Technical Verification Consultant staff be trained in the use of the web-based database. Independent Technical Verification Consultant to appoint at least 5 staff to be trained in the program and data use. The Independent Technical Verification Consultant is not, however, expected to embed staff for continuous training and corrective action.

TEAM COMPOSITION & QUALIFICATION REQUIREMENTS FOR THE KEY EXPERTS

S.No	Position / Required Number	Qualification
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Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



1.	Team Leader 01	<p>Master's degree (16 years of education) in any of the given disciplines involving Civil engineering, Development Studies/Rural Development; Public Administration; Sociology; Political Science; Behavioral Sciences; Demography and Populations and/or Business Administration/ Project Management or any other related discipline. However, Preference will be given to civil engineering graduates.</p> <p><u>Relevant Experience</u> Ten (10) years' experience in relevant field</p>										
2.	Architect / Master Planner 01	<p>B.E./ME Civil Engineering or Architecture or relevant from HEC Recognized University (25%) (PEC Registration is mandatory)</p> <p><u>Relevant Experience</u> Ten (10) years' experience in relevant field</p>										
3.	Infrastructure & Building Expert 01	<p>B.E. in Civil Engineering/ME in Structural Engineering or related from HEC Recognized University (25%) (PEC Registration is mandatory)</p> <p><u>Relevant Experience:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Experience in a relevant field</td> <td></td> </tr> <tr> <td>More than 10 years</td> <td style="text-align: right;">75%</td> </tr> <tr> <td>7-10 years</td> <td style="text-align: right;">60%</td> </tr> <tr> <td>5-7 years</td> <td style="text-align: right;">40%</td> </tr> <tr> <td>Less than 5 years</td> <td style="text-align: right;">15%</td> </tr> </table>	Experience in a relevant field		More than 10 years	75%	7-10 years	60%	5-7 years	40%	Less than 5 years	15%
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4	Civil Engineer 4	<p>B.E./ME in Civil Engineering from HEC Recognized University (15%/25%) (PEC Registration is mandatory)</p> <p><u>Relevant Experience:</u></p> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Experience in a relevant field</td> </tr> <tr> <td>More than 10 years</td> <td style="text-align: right;">75%</td> </tr> <tr> <td>7-10 years</td> <td style="text-align: right;">60%</td> </tr> <tr> <td>5-7 years</td> <td style="text-align: right;">40%</td> </tr> <tr> <td>Less than 5 years</td> <td style="text-align: right;">15%</td> </tr> </table>	Experience in a relevant field		More than 10 years	75%	7-10 years	60%	5-7 years	40%	Less than 5 years	15%
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5.	Environmentalist 01	<p>B.E./ME Environmental Engineering from HEC Recognized University (25%)</p> <p><u>Relevant Experience:</u></p> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Experience in relevant field</td> </tr> <tr> <td>More than 10 years</td> <td style="text-align: right;">75%</td> </tr> <tr> <td>7-10 years</td> <td style="text-align: right;">60%</td> </tr> <tr> <td>5-7 years</td> <td style="text-align: right;">40%</td> </tr> <tr> <td>Less than 5 years</td> <td style="text-align: right;">15%</td> </tr> </table>	Experience in relevant field		More than 10 years	75%	7-10 years	60%	5-7 years	40%	Less than 5 years	15%
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6.	IT Expert 03	<p>B.E./ME Computer/ Software Engineering from HEC Recognized University (25%)</p> <p><u>Relevant Experience:</u></p>										



Government of Sindh
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		Experience in relevant field More than 10 years 75% 7-10 years 60% 5-7 years 40% Less than 5 years 15%
7.	Field Supervisors 05	Bachelor's degree (16 years of education) in public policy, social policy, economics, Social Sciences, business administration, development studies or any other related discipline from HEC Recognized University (25%) <u>Relevant Experience</u> Experience in relevant field More than 10 years 75% 7-10 years 60% 5-7 years 40% Less than 5 years 15%
8.	Data Management Analyst 02	Bachelor's degree (16 years of education) in public policy, social policy, economics, Social Sciences, business administration, development studies or any other related discipline from HEC Recognized University (25%) <u>Relevant Experience:</u> Experience in relevant field More than 10 years 75% 7-10 years 60% 5-7 years 40% Less than 5 years 15%

Note: In addition to the above the field engineers are to be deployed as per requirement of the project with deployments in 24 flood affected districts of Sindh. The number needs to be in line with the requirements set for submission of validated data to SPHF



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



Reporting Requirements and Time Schedule for Deliverables

<u>Deliverable</u>	<u>Description</u>	<u>Schedule</u>
Inception Report	<p>Following detailed discussion with SPHF and World Bank task team, the inception report shall be prepared which should include:</p> <ul style="list-style-type: none">• A detailed program of work including outline of methodology to be used, process monitoring and reporting formats• A complete staffing and work plan, including deployment schedule of key staff	<p>1 month after signing [Note: A first draft will be completed in one month and a second draft addressing World Bank and government partner edits along with Independent Technical Verification Consultant - identified improvements from select pilot project site visits will be submitted within 8 weeks.]</p>
Bi-weekly Briefings	<p>Changes in survey and reporting formats and spot checking are to be anticipated and would be discussed and agreed with SPHF and World Bank task team. Frequent interactions with these teams are anticipated, including bi-weekly briefings with implementing agencies. Summary details of all individual inspections conducted during the 2-week period and full reports of inspected houses requiring remedial action should be included in the bi-weekly briefings.</p>	Bi-Weekly



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



<p style="text-align: center;">Daily updates</p>	<p>The Independent Technical Verification Consultant will update the database of spot checks on daily basis in order to ensure minimum time lag between issues, if any, and corrective measures by implementing agencies and other stakeholders</p>	<p style="text-align: center;">Submission time within two days after the visits</p>
<p style="text-align: center;">Monthly Reports</p>	<p>Monthly reports would be prepared for discussion with the SPHF and staff responsible at local, district and central level, covering the topics summarized above, including summary statistics, noted irregularities and recommendations for short-term and long-term improvements to project implementation. Summary details of all individual inspections conducted during the month period, including an analysis and details of inspected houses requiring remedial action should be included in the monthly reports.</p>	<p style="text-align: center;">Monthly</p>
<p style="text-align: center;">Annual Reports</p>	<p>Annual Reports would be prepared at the end of every year. These reports will include the strength, weaknesses and way forward in terms of the overall activities. The report outline would be agreed with SPHF before the details are prepared.</p>	<p style="text-align: center;">Yearly</p>



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



Completion Report	A completion report would be prepared at the end of the assignment including a frank assessment of its achievements, strengths, weaknesses, and lessons learned. The report outline would be agreed with SPHF before the details are prepared.	End of assignment
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Procurement:

Consultant(s) is being selected in accordance with the **Quality and Cost Based Selection (QCBS)** method set out in the WB Procurement Regulations for IPF Borrowers (Procurement in Investment Project Financing, Goods, Works, Non-Consulting and Consulting Services - Fourth Edition, November 2020).

REQUEST FOR EXPRESSIONS OF INTEREST - SELECTION OF CONSULTANTS

Name of country: Islamic Republic of Pakistan
Project: Sindh Flood Emergency Housing Re-construction Project
Assignment of Title: Independent Technical Verification Consultants
Activity No: PK-SPHFC-334694-CS-QCBS

1. The Government of Sindh has received credit through EAD, Govt. of Pakistan from the International Development Association and intends to apply part of the proceeds of this credit to payments under the contract for **Sindh Flood Emergency Housing Re-construction Project** (the Project) to perform the consulting services.
2. The required consulting services namely **Independent Technical Verification Consultants** (the Services) under the project will cover but not limited to the following scope:
 - a. Sample based, physical verification of the housing damage assessment and verification data of around 2 million houses in 24 Districts of Sindh.
 - b. Sample based, physical verification of houses constructed till plinth level as per guidelines issued by SPHF for multi-hazard resilient construction.



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



- c. Sample based, physical verification of houses constructed till lintel level as per guidelines issued by SPHF for multi-hazard resilient construction.
 - d. Sample based, physical verification at roof completion of houses as per guidelines issued by SPHF for multi-hazard resilient construction.
 - e. Provide continuous real-time feedback to SPHF of the spot checks in the System using tablets and/or smartphones etc.
 - f. Provide recommendations to mitigate negative impacts / issues for each district related to housing reconstruction.
3. The services are to be started by April 2023 and are expected to complete by April 2026 (36 months). Term of Reference for this consultancy services are available at www.sphf.gos.pk
4. The Sindh Peoples Housing for Flood Affectees (SPHF) – the implantation agency of the project now invites consulting firms to indicate their interest in providing the required services. Interested Consulting firms should provide information demonstrating that they have got the required qualifications and relevant experience to perform the Services.

Bungalow # 20 Block 7/8, Modern Cooperative Housing Society, Tipu Sultan Road Karachi | www.sphf.gos.pk

5. The shortlisting criteria are as under:

No.	Shortlisting Criteria
1.	Track Record: Corporate Capacity (Core business, number of offices and years in same business, years in Urban sector). Company brochure may be forwarded
2.	General experience of providing services in the Infrastructure /Development sector under emergency/post emergency situations. The firm must have successfully completed atleast three (3) service contracts (completed in March 2013 onwards). The contract value of each contract should be PKR 250 M or more
3.	Relevant experience of providing engineering services (preferably in housing sector) of successful completing at least two (02) similar contracts such as small/medium houses, municipal streets, utilities, parks or/and other similar services during last eight (08) years (contracts completed in March 2015 onwards). The contract value of each contract should be Rs. 200 million or more.
4.	Overall managerial capacity (Core managerial and technical staff)



Government of Sindh
Sindh Peoples Housing for Flood Affectees
(SPHF)



6. The attention of the interested firms is drawn to Clause 3.16 and 3.17 Section III of the World Bank's Procurement Regulations for IPF Borrowers setting forth the World Bank's policy on conflict of interest.
7. Consultants may associate with other firms in the form of a joint venture or a subconsultancy to enhance their qualifications.
8. A Consultant will be selected in accordance with the Quality and Cost Based Selection (QCBS) method set out in the WB Procurement Regulations for IPF Borrowers (Procurement in Investment Project Financing, Goods, Works, Non-Consulting and Consulting Services - Fourth Edition, November 2020).
9. Further information can be obtained at the address below during office hours.
10. Expression of interest must be delivered in written form to the address below (in person, or by courier) the EoI can also be submitted through e-mail address procurementspecialist@sphf.gos.pk
11. The closing date of submitting the EoI is **06 March 2023**

KHALID MEHMOOD SHAIKH
Chief Executive Officer
Bungalow # 20 Block 7/8, Modern
Cooperative Housing Society, Tipu
Sultan Road, Karachi