



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



REQUEST FOR EXPRESSIONS OF INTEREST

SELECTION OF CONSULTANTS

Name of country: Islamic Republic of Pakistan
Project: Sindh Flood Emergency Housing Reconstruction Project (SFEHRP)
Credit No.: IDA-72530
Title of Assignment: Services to Review Housing Design/BoQs for PWDs
Activity No: PK-SPHFC-543623-CS-CQS
Dated: 05th May 2026

1. The Government of Sindh (GoS) 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 the payments under the contract for **Sindh Flood Emergency Housing Reconstruction Project** (the Project) to perform the consulting services.
2. The company - Sindh Peoples Housing for Flood Affectees (SPHF), Government of Sindh being the implementing agency of the project is now seeking to procure the services of **Services to Review Housing Design/BoQs for PWDs**. The objective of this assignment is to ensure accessible, inclusive, and cost-effective infrastructure for Persons with Disabilities (PWDs).
3. The services are to be started in May 2026 and are expected to continue for a period of four (04) months. Detailed Terms of Reference (TORs) are available at the SPHF website www.sphf.gos.pk
4. The company now invites consulting firms to indicate their interest in providing the required services. The interested firm are requested to provide information demonstrating that the firm has got the *required qualifications* and *relevant experience* to perform the Services.
5. Consultants may associate with other firms in the form of a joint venture or a sub-consultancy to enhance their qualifications.
6. A Consultant will be selected in accordance with the Consultant's Qualification based Selection (CQS) 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).
7. Further information can be obtained from SPHF at the address mentioned below during office hours.



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8. Expression of interest must be delivered in written form to the address below in person, by courier, or through email addressed to the Chief Procurement Officer cpo@sphf.gos.pk by **22 May 2026** during the office hours.

---Signed---

Khalid Mehmo0d Shaikh
Chief Executive Officer – SPHF

Bungalow # 20 Block 7/8,
Modern Cooperative Housing Society,
Tipu Sultan Road, Karachi.

TERMS OF REFERENCE

Services to Review Housing Design/BoQs for PWDs

1. Background and Rationale

The Sindh People’s Housing for Flood Affectees (SPHF) is a Section 42 company established by the Government of Sindh (GoS) under the Companies Act, 2017. The SPHF is co-financed by the World Bank (WB), the Asian Development Bank (ADB), and the Islamic Development Bank (IsDB), with counterpart contributions from the Government of Pakistan (GoP) and the Government of Sindh (GoS).

The Sindh Flood Emergency Housing Reconstruction Project (SFEHRP) is a flagship initiative of the Government of Sindh, implemented by the SPHF, with a budget of around PKR 612 billion. The objective is to support owner-driven, multi-hazard-resilient reconstruction of 2.1 million damaged core housing units, along with settlement improvements and allied facilities, especially Water, Sanitation and Hygiene (WASH) following the 2022 floods.

1.1 Implementation Mechanism

In view of the extensive outreach needed for the credible administration and monitoring of housing reconstruction and restoration, GoS 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 criterion for IPs in order to ensure their requisite capacity and experience needed to support the Project implementation. Selected IPs 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 is designated to work on housing reconstruction and restoration in an affected district. The IPs’ responsibilities include: (i) conducting household-level reverification surveys to confirm eligible beneficiaries for housing subsidy grants; (ii) identification of the vulnerable, especially PWDs/PWFL¹ (iii) providing technical assistance to beneficiaries, engineers, and craftsmen on multi-hazard resilient construction techniques, including program orientation; (iv) overseeing reconstruction and restoration activities to ensure quality, including site inspections to conduct

¹ *In this document terms Persons with Disabilities (PWD) and Persons with Functional Limitations (PWFL) have been used alternatively.*

engineering assessments and verifying milestones for release of payment tranches to beneficiaries; and (v) ensuring compliance with on-site social and environmental risk mitigation measures.

IPs also: (i) support women, persons with disabilities and other vulnerable groups in demonstrating property ownership and eligibility for grants, managing construction activities and dealing with any 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. The vulnerable households are informed about different forms of assistance available to them under the project through awareness and information sessions that are held at appropriate times and locations.

1.2 Support to PWDs/PWFLs

Every PWD, Person with Functional Limitations (PWFL) has different and person specific needs, that should be catered for while considering designs for housing units. For instance: usage of ramps and wheelchairs, as per a person's nature of disability, age, height, and weight, customizing height of kitchen shelves for vertically challenged people or managing the location of handles on a door / toilet in a unit, adjusting height of toilet seats for people having mobility issues due to osteoarthritis and locating electric switches to facilitate individuals with night-blindness, adjusting door widths for the entrance of wheel chairs etc.

SPHF aims to meet the housing accessibility needs of persons with disabilities (PWD), providing financial support in addition to support for house reconstruction. The SPHF have already conducted a survey of around 86,000 PWDs within project beneficiary households, identifying the nature and severity of each individual's disability for whom infrastructure support is to be provided.

Based on the survey's final results, the design and cost estimates are being developed in collaboration with implementing partners (IPs). Following this, infrastructural support will be provided on a case-by-case basis, and each eligible household will receive an additional cash grant.

The proposed infrastructure support, related specifications, and estimates must be reviewed to ensure they incorporate design provisions for PWDs, in line with World Bank Environmental and Social Standards (ESS 1 & ESS 7), the Gender Action Plan (GAP), and Environmental and Social Management Framework (ESMF).

The Government of Pakistan is a signatory to the United Nations Convention on the Rights of Persons with Disabilities (UNCPRD), ratified in 2011.

Against this background, SPHF intends to engage a qualified Consultant/Firm with demonstrated expertise in inclusive and universal designs for accessibility, to undertake a comprehensive, **structured** review of the existing design and BoQs. The Consultant shall identify gaps in accessibility provisions, propose technically sound and cost-effective modifications, and support SPHF in updating the BoQs to reflect inclusive design standards before construction. It is important to note that because of multiple factors, such as availability of land etc., international standards may or may not be applicable thus necessitating development of context-based localized solutions.

2. Objectives

The primary objectives of this consultancy are as follows:

- a. To review the findings of the survey of PWDs, already conducted by SPHF following the Washington Group (WG) framework, and recommend appropriate support for building/house accessibility.
- b. To undertake a systematic technical review of all designs and BoQs to assess the extent to which current specifications accommodate the access, use, and dignity requirements of Persons with Disabilities (PWDs).
- c. To identify specific gaps, deficiencies, and omissions in existing designs and BoQ items with respect to inclusive and universal design standards applicable to building/house accessibility as per applicable national and international standards. However, because if because of any reasons international or national standards are not applicable, the consultant shall suggest a localized/ context-based solution.
- d. To recommend technically feasible and cost-effective modifications to existing BoQs line items and, where necessary, propose additional and/or new BoQ items required to ensure PWD-inclusive infrastructure delivery.
- e. To prepare a PWD Accessibility Compliance Checklist for use by SPHF, Implementation Partners (IPs), and construction supervision teams during construction monitoring and quality assurance.
- f. Provide monitoring support to the initial 10 housing works.

3. Scope of Services

3.1 Inception and Document Review (Weeks 1-2)

The Consultant shall, during the first two weeks of the assignment, undertake the following:

- Obtain and review all available PWDs' survey data, designs, and BoQs, standard drawings, specifications, and technical documents related to SPHF.
- Review the Environmental and Social Management Framework (ESMF), Gender Action Plan (GAP), Resettlement Policy Framework (RPF), and relevant World Bank Environmental and Social Standards.
- Review applicable national legislative and regulatory frameworks, including but not limited to: the Sindh Empowerment of Persons with Disabilities Act, 2018; Pakistan's National Policy for Persons with Disabilities; and the Pakistan Engineering Council (PEC) construction codes.
- Review relevant international standards, including ISO 21542:2021 (Building construction, Accessibility and usability of the built environment); and World Bank universal design principles for development projects.
- Conduct a structured inception meeting with SPHF's technical staff to clarify the scope, agree on methodology, and confirm deliverable formats.

3.2 Field Assessment (as required)

Where considered necessary by the Consultant, and with prior approval from SPHF, targeted field visits **shall** be conducted to representative project sites to:

- Assess the practical application of current construction typologies from a disability-inclusion perspective.
- Consult with local communities, including PWD beneficiaries and women, on accessibility challenges encountered with existing or similar infrastructure.
- Photograph and document site-specific conditions that are material to the BoQs review and recommended modifications.

Field visits shall be conducted in coordination with SPHF Implementation Partners. Travel and accommodation arrangements shall be the responsibility of the Consultant.

3.3 Technical Review of BoQs

The core technical review shall encompass all infrastructure components included in the BoQs for the provision of the infrastructure support for house accessibility. For each typology and associated BoQs, the Consultant shall:

- Assess whether dimensions, spatial layout, and structural specifications accommodate wheelchair users and persons with mobility impairments, including approach paths, turning radii, thresholds, and floor surfaces.
- Assess provision for grab rails, support structures, and fixtures appropriate for persons with physical and sensory impairments.
- Assess provision for non-slip flooring, ramps, and level transitions in place of steps or raised platforms.
- Evaluate adequacy of superstructure height, door width, internal space, and ventilation provisions in latrine designs.
- Assess materials specified against durability, maintenance, and fitness for purpose in rural Sindh conditions, including post-flood environments.
- Identify any BoQs items that, while specified in general terms, require supplementary sub-items to capture inclusive design elements for accurate costing.

3.4 Preparation of Recommendations and Updated BoQs

Based on the technical review, the Consultant shall:

- Prepare a comprehensive Gap Analysis Report documenting all identified deficiencies in the existing BoQs, organized by infrastructure typology and category of disability.
- Develop specific, costed recommendations for BoQs modifications, presented in a clear matrix format that cross-references existing BoQs line items with proposed amendments or additions.
- Prepare revised and updated BoQs incorporating all approved recommendations, with annotations indicating the nature and rationale of each modification.
- Ensure that all recommended specifications are consistent with local material availability, contractor capacity in rural Sindh, and the cost parameters.
- Indicate estimated cost implications of recommended modifications at the unit rate level, to enable SPHF to conduct a program-level cost assessment.

3.5 PWD Accessibility Compliance Checklist

The Consultant shall develop a PWD Accessibility Compliance Checklist for use during construction supervision, monitoring, and quality assurance. The checklist shall:

- Be organized by infrastructure typology, corresponding to the revised BoQ structure.

- Specify observable, verifiable indicators for each accessibility provision.
- Indicate the party responsible for verification (Implementation Partner, SPHF Construction Supervisor, or Third-Party Validator).
- Be formatted for practical use by field-level technical staff, including through simple binary (Yes/No) assessments supplemented by photographic documentation requirements.

3.6 Stakeholder Consultation and Validation

Before finalization of deliverables, the Consultant shall present findings and draft recommendations to SPHF in a structured manner. The Consultant shall incorporate SPHF's review comments into the finalized deliverables. SPHF may also choose to share draft outputs with World Bank and ADB technical teams for observations, in which case the Consultant shall be required to address donor comments within an agreed timeframe.

4. Review Methodology

The Consultant shall adopt a structured, evidence-based methodology throughout the assignment. The methodology shall be formally presented and agreed upon with SPHF at the inception stage. The following minimum methodological elements shall be incorporated:

4.1 Document and Standards Review

A systematic desk review shall be conducted of all relevant SPHF project documents, national legislation, and international standards as specified under Section 3.1. The Consultant shall prepare an annotated inventory of applicable standards and regulations, identifying hierarchy and applicability to each infrastructure typology under review.

4.2 Gap Analysis Framework

The Consultant shall develop and apply a structured Gap Analysis Framework for the technical review of each design and BoQ available with SPHF. The framework shall:

- Define assessment criteria derived from applicable national and international standards and World Bank Environmental and Social Standards (ESS 1 and ESS 7).
- Assign a compliance rating (Compliant, Partially Compliant, Non-Compliant, or Not Applicable) to each design and BoQ line item against each criterion.
- Flag items requiring immediate remediation versus those requiring supplementary additions.

4.3 Participatory Field Assessment

Where field visits are conducted, the Consultant shall employ participatory methods including structured observations, key informant interviews with PWD beneficiaries and women, and focus group discussions with local IP field staff. Findings shall be documented through standardised field notes and photographic evidence in support of BoQs recommendations.

4.4 Cost Estimation

Unit rate estimates for recommended modifications shall be developed using current market rates applicable to rural Sindh, cross-referenced with the Government of Sindh Schedule of Rates and, where available, SPHF's own procurement price data. All unit rate assumptions shall be transparently documented.

4.5 Quality Assurance

All technical outputs shall be subject to internal quality review by the Team Leader prior to submission. The Consultant shall maintain a revision log documenting all SPHF and donor comments received and the manner in which each has been addressed in subsequent drafts.

5. Reporting and Communication

5.1 Reporting Line

The Consultant shall report directly to the Chief Operating Officer (COO), SPHF, or such other designated officer as may be notified in writing by SPHF.

5.2 Progress Reporting

The Consultant shall submit brief written progress updates to SPHF on a fortnightly basis. Progress updates shall cover: tasks completed in the reporting period; tasks planned for the forthcoming period; risks or issues requiring SPHF attention; and any requests for additional data or access. Progress updates shall not substitute for formal deliverable submissions.

5.3 Review and Feedback Cycle

SPHF shall provide written comments on each draft deliverable within ten (10) working days of receipt. The Consultant shall incorporate comments and resubmit revised deliverables within five (5) working days of receipt of SPHF's consolidated comments.

5.4 Meetings

As a minimum, the following formal meetings shall be held:

- Inception Meeting: within the first two weeks of the assignment, to confirm scope, methodology, and workplan.

- Mid-Assignment Review Meeting: upon submission of the Gap Analysis Report (D-2), to review preliminary findings and agree on the direction of BoQs recommendations.
- Draft Final Report Presentation: upon submission of the Draft Final Report (D-5), for structured stakeholder validation.
- Other meetings as deemed necessary either by the consultant or SPHF.

6. Duration of Services

The total duration of this assignment shall be four (4) months (approximately sixteen weeks) from the date of signing of the contract. The assignment shall be structured in four phases as follows:

Month / Week	Phase	Key Activities	Deliverable(s)	Remarks
Month 1 (Weeks 1–4)	Inception and Document Review	Document review; standards inventory; inception meeting; methodology and workplan confirmation; field visit planning	D-1: Inception Report (Week 2)	Team Leader + Civil Engineer + Inclusive Dev. Specialist mobilised
Month 2 (Weeks 5–8)	Field Assessment and Technical Review of BoQs	Targeted field visits (if approved); community consultations; systematic BoQs gap analysis against approved framework; compliance rating of all line items	D-2: Gap Analysis Report (Week 6); Field Documentation	Field Monitors mobilised; mid-assignment review meeting upon D-2 submission
Month 3 (Weeks 9–12)	Recommendations, Updated BoQs and Compliance Checklist	Preparation of costed recommendations; revised BoQs; PWD Accessibility	D-3: Updated BoQs (Week 9); D-4: Checklist (Week 11); D-5:	Donor review of D-5 if requested by SPHF

		Compliance Checklist; stakeholder validation presentation	Draft Final Report (Week 13)	
Month 4 (Weeks 13–16)	Finalisation and Construction Monitoring Commencement	Incorporation of review comments; final report submission; initiation of construction monitoring visits for initial 10 housing works	D-6: Final Report (Week 16); D-7: First Monitoring Reports (as applicable)	Monitoring reports submitted as construction progresses

7. Main Deliverables

The Consultant shall produce the following deliverables. All deliverables shall be submitted in English, in both editable (Microsoft Word and/or Microsoft Excel) and PDF formats, unless otherwise specified by SPHF. Hard copies shall be provided upon request.

No.	Deliverable	Description	Due (Week)	Linked Phase
D-1	Inception Report	Confirmed methodology, detailed workplan, stakeholder engagement schedule, inception meeting minutes	Week 2	Inception
D-2	Gap Analysis Report	Structured assessment for deficiencies in design and BoQs available for the provision of infrastructure support by typology and disability category, with supporting evidence and compliance rating matrix	Week 4	Technical Review

D-3	Updated Design and BoQs for the proposed Infrastructure Support.	Revised Bills of Quantities incorporating all approved recommendations, with annotations and unit cost implications at market rates for rural Sindh	Week 8	BoQs Revision
D-4	PWD Accessibility Compliance Checklist	Field-usable checklist organised by infrastructure typology, with binary (Yes/No) indicators and photographic documentation requirements	Week 8	Checklist
D-5	Draft Final Report	Consolidated report compiling all findings, recommendations, updated BoQs, and compliance checklist; submitted for SPHF and donor review	Week 12	Stakeholder Validation
D-6	Final Report (incorporating all review comments)	Final report incorporating SPHF and donor comments; formatted for institutional records	Week 16	Finalisation
D-7	Construction Monitoring Reports (×10)	Site visit reports for the initial ten housing works, documenting compliance with approved inclusive design provisions	As applicable (within contract period)	Monitoring Support

8. Key Experts and Team Composition

The Consultant shall field a team comprising the following positions. Key Persons shall be subject to SPHF review and approval of submitted CVs prior to contract award.

Category	Position	No.	Duration (Months)	Min. Qualification	Min. Experience	Key Responsibilities
Key Person	Team Leader / Inclusive	1	4	Master's degree in	10 years overall; min. 5 years in	Lead the assignment;

	Design Specialist			Architecture, Civil Engineering, or Disability-Inclusive Design	inclusive/universal design for built environment on development projects	quality assurance of all deliverables; primary SPHF liaison; present at all formal meetings
Key Person	Civil / Structural Engineer	1	3	Bachelor's degree in Civil or Structural Engineering; registered with Pakistan Engineering Council (PEC)	7 years in structural/civil design; experience with low-cost housing or reconstruction projects	Technical review of structural and civil BoQs items; unit rate cost estimates; preparation of revised BoQs
Key Person	Specialist in Inclusive Development	1	3	Bachelor's degree in Social Sciences, Disability Studies, Public Health, or related field	5 years in disability-inclusive programming; familiarity with the Washington Group framework and UNCRPD standards	Review of PWD survey findings; community consultations with PWD beneficiaries and women; inputs to compliance checklist
Non-Key Person	Field Monitors (Engineers / Environment / Social Safeguard / Gender)	4	2	Bachelor's degree in a relevant field (Civil Engineering, Social Sciences, Environmental Sciences); PEC registration required for	3–5 years in construction supervision, social safeguards, or community development; field experience in rural Sindh preferred	Conduct field assessments and community consultations; support construction monitoring visits for the initial 10 housing works;

				engineering monitors		prepare site documentation
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9. Qualification and Experience of the Desired Firm

<u>Criterion</u>	<u>Requirement</u>
Legal Status	Registered with tax authorities in Pakistan
Core Expertise	Demonstrated institutional expertise in inclusive/universal design for the built environment; at least three (3) completed assignments in accessibility review or disability-inclusive infrastructure design within the last seven (7) years
Relevant Sector Experience	Prior experience with Government, Private Sector, World Bank, ADB, or other IFI-financed projects in Pakistan or the region, involving safeguard compliance, BoQs review, or technical consultancy in housing or social infrastructure
PWD Sector Familiarity	Demonstrated familiarity with the Washington Group Short Set on Functioning, UNCRPD standards, Sindh Empowerment of Persons with Disabilities Act 2018, National Policy for Persons with Disabilities, and ISO 21542:2021
Team Capacity	Ability to field a complete, qualified team as specified in Section 8, within the stipulated mobilisation timeframe of seven (7) days from contract award
Financial Capacity	Average annual turnover of at least PKR 5 million over the last three (3) financial years, evidenced by audited financial statements

10. Selection Process

Consultant will be selected in accordance with the Consultant's Qualifications-based Selection (CQS) 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).