

REQUEST  
FOR EXPRESSION OF INTEREST



October 20, 2025



Department of Human Settlement,  
Ministry of Infrastructure and Transport,  
Royal Government of Bhutan,  
Thimphu, Bhutan

**REQUEST FOR EXPRESSION OF INTEREST**

**REoI No. MoIT/DHS/SSPD/2025-2026/904**

***Project Name:***

*Consulting Services for the Preparation of Detailed Master Plan and Construction  
Drawings for Wangchhu River Corridor, Thimphu, Bhutan*

***Procuring Agency:***

Department of Human Settlement,  
Ministry of Infrastructure and Transport,  
Royal Government of Bhutan



A handwritten signature in black ink, consisting of a large loop followed by a vertical stroke and a small hook.

INVITATION FOR EXPRESSION OF INTEREST

MoIT/DHS/SSPD/2025-2026/ 904

20th October 2025

The **Department of Human Settlement, Ministry of Infrastructure and Transport, Royal Government of Bhutan** invites expression of interest to provide the consulting services for **Preparation of Detailed Master Plan and Construction Drawings for Wangchhu River Corridor, Thimphu, Bhutan**

A Consultant will be selected as per the procedures described in this REoI, in accordance with Procurement Rules and Regulations of the Royal Government of Bhutan

The EoIs are to be submitted at the latest by **5th November 2025, 2:00PM, BST**.  
The procedural requirements for responding to this invitation are provided in the complete REoI document, which includes the following:

Section I - Instructions to Consultants

Section II - Standard Forms

Section III- Terms of Reference

Address for response/ Address of Procuring Agency:

*Samdrup Norbu*

*Senior Urban Planner,*

*Email: [snorbu@moit.gov.bt](mailto:snorbu@moit.gov.bt)*

*Contact Number: +97517647456*

*Spatial and Strategic Planning Division*

*Department of Human Settlement, Ministry of Infrastructure and Transport*

*Royal Government of Bhutan*

*Thimphu, Bhutan*

Yours sincerely,



**Tashi Penjor,**

**Director, Department of Human Settlement, Ministry of Infrastructure and Transport**

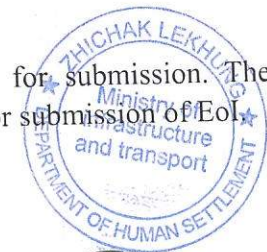
**Royal Government of Bhutan**

**Thimphu, Bhutan**



## SECTION I: INSTRUCTIONS TO CONSULTANT

1. **Scope of Assignment:** The Employer has received a budget from “**Enhancing Climate Resilience of the Urban Landscapes and Communities in Thimphu–Paro Region of Bhutan (ECRUL)**” project, funded by the Global Environment Facility (GEF) under Least Developed Countries Fund (LDCF) in partnership with UNDP and intends to select a Consultant for the specific assignment as specified in the Terms of Reference in Section III.
2. **Qualifications of the Consultant:** Prospective Consultants shall demonstrate in their EoI that they meet the required qualifications and experiences and are fully capable of carrying out the assignment.
3. **Conflict of Interest:** The Consultant shall hold the Procuring Agency’s interests paramount, without any consideration for future work, and strictly avoid conflict with other assignments or its own corporate interests. For this purpose, the provisions of the Procurement Rules and Regulations on Conflict of Interest shall apply.
4. **Unfair Advantage:** If a Consultant could derive a unfair competitive advantage from having provided Consulting Services related to the assignment in question, the Procuring Agency shall make available to all Consultants together with this REoI all information that would in that respect give such Consultant any unfair competitive advantage over competing Consultants.
5. **Preparation of EoI:** EoI shall be typed or written in indelible ink in English language and shall be signed by the Consultant. Consultants are required to complete the following Forms including supporting documents to substantiate the qualification and experience of the firm:  
Section I - Instructions to consultants  
Section II - Standard Forms  
Section III- Terms of Reference
6. **Submission of EoI :** The prospective Consultant may deliver their EoI by hand, mail, courier service to the address mentioned in the REoI.
7. The EoI shall be properly sealed in envelopes addressed to the Procuring Agency as mentioned in the REoI advertisement and bear the name & address of the Consultant as well as the name of the assignment.
8. The closing date for submission of EoI is **5th November 2025** up to **2:00PM BST**. Any EoI received after the deadline for submission of EoI shall be declared late, and returned unopened to the Consultant.
9. The EoI may be modified or substituted before the deadline for submission. The Procuring Agency may at its sole discretion, extend the deadline for submission of EoI.



10. At any time prior to the deadline for submission of EoI the Procuring Agency for any reason or on its own initiative may revise the REoI Document by issuing an addendum, which shall form an integral part of the Document.

11. Evaluation: The Consultants shall be evaluated on the following criteria:

Sl.	Criteria
1	<p><b>Experience of the Consulting Firm- 20 points</b></p> <p>Experience of the consulting firm with the following experiences;</p> <ul style="list-style-type: none"> <li>● Five or more similar assignments [20 points]</li> <li>● Three to Four similar assignments [15 points]</li> <li>● One to two similar assignments [10 points]</li> <li>● One or more projects of any type (5 points)</li> </ul> <p>*Assignments of similar-scaled landscape projects including linear parks, river front development, river corridor, greenway and river walk design, and riparian and restoration projects.</p> <p>Proof of project completion must be included for each project.</p>
2	<p><b>Qualification and Competency of Key Professional (50 points)</b></p> <p>1. <u>[Team Lead]- 10 points</u></p> <p><b>Qualifications (5 points):</b></p> <p>§ Masters of Landscape Architecture - 10 or more years - 5.0 points. A Master of Landscape Architecture with less than 10 years will be considered technically ineligible.</p> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <ul style="list-style-type: none"> <li>o <b>Adequacy for the assignments (5 points):</b></li> <li>o No. of Projects as a Project Manager/Team Lead in Landscape Architecture: 5 or more projects - 5 points; 3-4 projects - 4 points; Less than 3 projects - 3 points.</li> </ul> <p>* Proof of completion of each project must be included*.</p> <p>2. <u>[Landscape Architect-1]- 5 points</u></p> <p><b>Qualification (2.5 points):</b></p> <p>§ Masters of Landscape Architecture - 5 or more years of experience- 2.5 points. A Master of Landscape Architecture with less than 5 years will be considered technically ineligible.</p> <p><b>OR</b></p>



*[Handwritten signature]*

Sl.	Criteria
	<p>§ Bachelor of Landscape Architecture: 7 or more years of experience in landscape projects - 2.5 points. A Bachelor of Landscape Architecture with less than 7 years will be considered technically ineligible.</p> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p><b>AND</b></p> <p>o <b>Adequacy for the assignments (2.5 points):</b></p> <p>o No. of Projects in Landscape Architecture projects: 5 or more projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5 points.</p> <p>* Proof of completion of each project must be included*</p> <p>3. <u>[Landscape Architect-2]- 5 points</u> · <b>Qualification (2.5 points):</b></p> <p>o Masters of Landscape Architecture) 5 or more years of experience - 2.5 points. A Master of Landscape Architecture with less than 5 years will be considered technically ineligible.</p> <p><b>OR</b></p> <p>o Bachelor's of Landscape Architecture: 7 or more years of experience - 2.5 points.</p> <p>o Bachelor of Landscape Architecture with less than 7 years will be considered technically ineligible.</p> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p><b>AND</b></p> <p>o <b>Adequacy for the assignments (2.5 points):</b></p> <p>o No. of Projects in Landscape Architecture projects: 5 or more no. of projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5points.</p> <p>* Proof of completion of each project must be included*</p> <p>4. <u>[Urban Designer]- 5 points</u> · <b>Qualification (2.5 points):</b></p> <p>o Masters of Urban Design - 5 or more years of experience - 2.5 points. A Master of Landscape Architecture with less than 5 years will be considered technically ineligible.</p> <p>o OR</p>

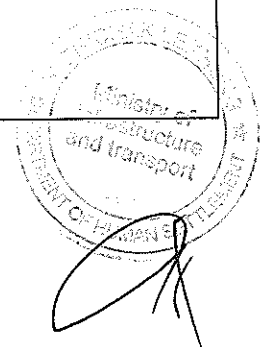


*[Handwritten signature]*

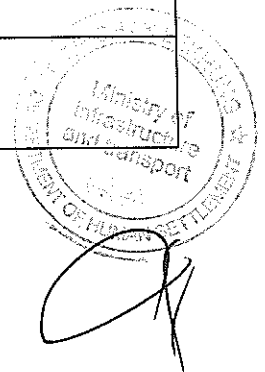
Sl.	Criteria
	<p>o Bachelor's of Urban Design or related Fields: 7 or more years of experience - 2.5 points. A Bachelor of Urban Design or related fields with less than 7 years will be considered technically ineligible</p> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <p style="text-align: center;">· <b>Adequacy for the assignments (2.5 points):</b></p> <p>o No. of Projects in Landscape Architecture projects: 5 or more projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5points.</p> <p>* Proof of completion of each project must be included*</p> <p>5. <u>[Architect]- 5 points</u></p> <p style="text-align: center;">· <b>Qualification (2.5 points):</b></p> <p>o Masters of Architecture - 5 or more years of experience in landscape projects - 2.5 points. A Master of Architecture with less than 5 years will be considered technically ineligible.</p> <p style="text-align: center;"><b>OR</b></p> <p>o Bachelors of Architecture: 7 or more years of experience- 2.5 points. A Bachelor of Architecture with less than 7 years will be considered technically ineligible.</p> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <p style="text-align: center;">· <b>Adequacy for the assignments (2.5 points):</b></p> <p>o No. of Projects in Landscape Architecture projects: 5 or more no. of projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5points.</p> <p>* Proof of completion of each project must be included*</p> <p>6. <u>[Civil Engineer 1]- 5 points</u></p> <p style="text-align: center;">· <b>Qualification (2.5 points):</b></p> <p>o Masters of Civil Engineering - 5 or more years of experience in landscape projects- 2.5 points. A Master of Civil Engineering with less than 5 years will be considered technically ineligible.</p> <p style="text-align: center;"><b>OR</b></p>



Sl.	Criteria
	<ul style="list-style-type: none"> <li>o Bachelors of Civil Engineering: 7 or more years of experience in landscape projects - 2.5 points. A Bachelor of Civil Engineering with less than 7 years will be considered technically ineligible.</li> </ul> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <ul style="list-style-type: none"> <li>· <b>Adequacy for the assignments (2.5 points):</b></li> <li>• No. of Projects in Landscape Architecture Projects: 5 or more no. of projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5 points.</li> </ul> <p>* Proof of completion of each project must be included*</p> <p>7. <u>[Civil Engineer -2]- 5 points</u></p> <ul style="list-style-type: none"> <li>· <b>Qualification (2.5 points):</b></li> <li>o Masters of Civil Engineering 5 or more years of experience in landscape projects- 2.5 points. A Master of Civil Engineering with less than 5 years will be considered technically ineligible.</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>o Bachelors of Civil Engineering: 7 or more years of experience in landscape projects - 2.5 points. A Bachelor of Civil Engineering with less than 7 years will be considered technically ineligible.</li> </ul> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <ul style="list-style-type: none"> <li>· <b>Adequacy for the assignments (2.5 points):</b></li> <li>o No. of Projects in Landscape Architecture Projects: 5 or more no. of projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5 points.</li> </ul> <p>* Proof of completion of each project must be included*</p> <p>8. <u>[Electrical Engineer -2]- 5 points</u></p> <ul style="list-style-type: none"> <li>· <b>Qualification (2.5 points):</b></li> <li>o Masters of Electrical Engineering - 5 or more years of experience - 2.5 points. A Master of Electrical Engineering with less than 5 years will be considered technically ineligible.</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>o Bachelors of Electrical Engineering: 7 or more years of experience - 2.5 points.</li> </ul>

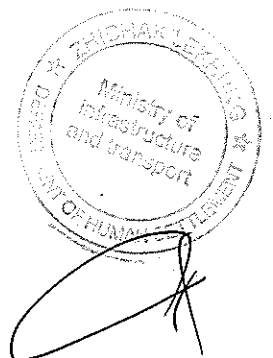


Sl.	Criteria
	<p>A Bachelor of Electrical Engineering with less than 7 years will be considered technically ineligible.</p> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>Adequacy for the assignments (2.5 points):</b></p> <ul style="list-style-type: none"> <li>o No. of Projects in Landscape Architecture Projects: 5 or more no. of projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5 points.</li> </ul> <p>* Proof of completion of each project must be included*</p> <p><b>9. [Horticulturist]- 5 points</b></p> <ul style="list-style-type: none"> <li>o <b>Qualification (2.5 points):</b></li> <li>o Masters of Urban Horticulture or related fields - 5 or more years of experience - 2.5 points</li> <li>o A Master of Horticulture/related fields with less than 5 years will be considered technically ineligible.</li> </ul> <p style="text-align: center;"><b>OR</b></p> <ul style="list-style-type: none"> <li>o Bachelors of Horticulture or related fields: 7 or more years of experience - 2.5 points. A Bachelor of Horticulture or related fields with less than 7 years will be considered technically ineligible.</li> </ul> <p>* Degree certificate to be submitted with a letter of experience from the employer.</p> <p style="text-align: center;"><b>AND</b></p> <ul style="list-style-type: none"> <li>o <b>Adequacy for the assignments (2.5 points):</b></li> <li>o No. of Projects in Landscape Architecture Projects: 5 or more no. of projects - 2.5 points; 3-4 projects - 2 points; Less than 3 projects - 1.5points.</li> </ul> <p>* Proof of completion of each project must be included*</p>
3	<p><b>Technical Proposal- 20 points</b></p> <p>The technical design approach and methodology will be evaluated based on the methodology submitted by the firm:</p> <ul style="list-style-type: none"> <li>o Methodology fully addresses all tasks specified under the TOR and elaborates the approaches for stakeholder consultations, review of documents, site visits, sourcing of data, analysis, etc. (10 Points)</li> <li>o Work Plan Schedule indicating the key milestones and tasks to achieve the scope of work as per the project duration specified under the TOR (10 points)</li> </ul>
4	<p>Participation by Bhutanese nationals among proposed key staff-10 Points</p> <ul style="list-style-type: none"> <li>o 2 or more key experts (10 points)</li> </ul>



Sl.	Criteria
	<ul style="list-style-type: none"> <li>o 1 key experts (5 points)</li> <li>o 0 key experts (0 point)</li> </ul> <p>* The national key experts could preferably be the horticulturist, architect, and civil engineer who could bring in the local insight.</p>
<b>Total points for the four criteria:100</b>	

12. Immediately after the closing date and time for submission, the Procuring Agency shall open all EoI documents, including any substitutions accompanied by a properly authorized substitution notice.
13. Following the opening of the EoI, and until the RFP is issued; no Consultant shall make any unsolicited communication to the Procuring Agency. Such an attempt to influence the Procuring Agency in its decisions on the examination, evaluation, and comparison of the EoI may result in the rejection of the EoI.
14. EoIs shall be evaluated based on the criteria outlined under clause 11. Request for Proposal (RFP) documents shall be issued to the shortlisted consultants only.



## SECTION II: FORMS

Form 1: Sample letter of Expression of Interest

*( use the format attached herewith)*

Form 2: Firm Information Sheet

*( use the format attached herewith)*

Form 3: Relevant Experience of the Firm

*( use the format attached herewith)*

Form 4: Relevant Experience of the Key Professionals

*( use the format attached herewith)*

Form 5: Technical Proposal

*( Consultants can adopt their own format)*



A handwritten signature in black ink, consisting of a large loop followed by a vertical stroke and a small flourish.

**Form 1: Sample Expression of Interest (EOI) for Consultancy services**

Date:

To

*[Insert address of Procuring Agency]*

Sub: **Expression of Interest (EOI) for the Consultancy Service** .....*[Insert title of Consulting Services]*

Dear Sir/Madam,

This is in response to your public notice published in *[.....insert name of paper/ website.....]* on *[.....insert date.....]*, inviting expression of interest for *[insert description of Consulting services]*. We hereby submit our expression of interest and have attached necessary information according to the standard forms.

The information furnished by us in this expression of interest is correct to the best of our knowledge. Based on this information, we understand you would be able to evaluate our proposals in order to shortlist for the above-mentioned assignment. We, however, understand that the Procuring Agency reserves the right to decide whether or not to shortlist our firm without disclosing the reason whatsoever.

Sincerely yours,

On behalf of the firm:

Signature:

..... Name of

signatory: Designation:

Company Seal



**Form 2: Firm Information Sheet**

**2.1. Consulting Services Data**

Name of the consulting services	
Brief Description of the Assignment	

**2.2. (a) Consulting Firm Information**

Name of the consulting firm:	Country of Registration:
Name of the owner:	Day, month & Year of Establishment:
Name of Authorized Representative ( <i>if applicable</i> ):	Position/Designation:
Contact Person details: Name, Designation, email and phone number	

*[Attach valid Trade License /Registration certificate]*

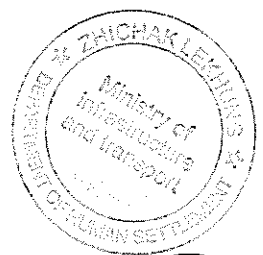
**2.2. (b) Associations (Joint Venture or Sub-consultancy)**

Name of the consulting firm	Country of Registration	Joint Venture (JV) or Sub-consultant	Name of Owner/ Authorized representative	Position/Designation

**2.3. Core Area of expertise of the firm** *[Provide a brief Description]*



**2.4. Company Profile** *[Provide a brief Description]*



**Form 3: General Experience of the Firm**

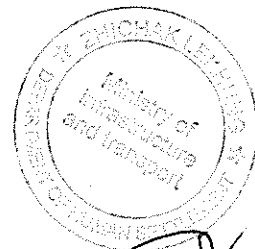
Sl. No	Name of the assignment	Name of the client	Address of the client	Duration of the assignment			Remarks
				From (Date)	To (Date)	Total (Months)	



*[Handwritten signature]*

**Form 4: Relevant Experience of the Key Professionals**

S I. N o	Name	Qualifi cation	Total Years of experience	Relevant Experience				
				Name of assignment	Client	Positio n	Duration	
							Fro m (Da te)	Durat ion (Mont hs)



*[Handwritten signature]*

## SECTION III: TERMS OF REFERENCE

### General Information;

**Services/Work Description:** International Consulting Firm

**Project/Program Title:** Preparation of Detailed Master Plan and Construction Drawings of Wangchhu River Corridor

**Project Duration:** November 2025 - August 2026

**Project:** Enhancing Climate Resilience of the Urban Landscapes and Communities in Thimphu-Paro Region of Bhutan (ECRUL)

### 1. Project Background

The Wangchhu River Corridor Enhancement is a priority initiative under the Thimphu Structure Plan (TSP) 2023–2047 and the Green Infrastructure and Open Space System Master Plan. Together, these plans provide the strategic framework for guiding sustainable urban growth in Thimphu, with a strong emphasis on protecting natural landscapes, enhancing public spaces, and ensuring climate resilience.

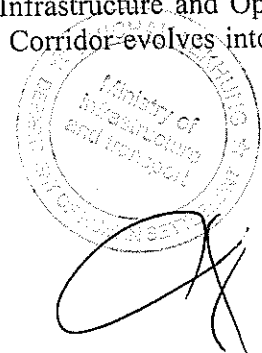
The TSP envisions Thimphu's development over a 25-year period under the principle of “good growth in the right places.” Rather than expanding into fragile natural landscapes, the plan prioritizes regeneration of existing urban areas and preservation of ecological assets. At its core, the TSP emphasizes sustainability, climate resilience, and the integration of green infrastructure into the city's urban fabric.

As a key component of the TSP, the **Green Infrastructure and Open Space System Master Plan** outlines a comprehensive framework for enhancing ecological connectivity, safeguarding riparian habitats, and creating multifunctional public spaces. Central to this vision is the **Wangchhu river Corridor**, which is considered as a “green spine” that links communities, heritage sites, and natural areas along the river valley. The corridor is intended to serve as a Royal Parks and green infrastructure network, providing ecological, cultural, and recreational benefits while strengthening the city's resilience to climate and urban pressures.

The **Enhancing Climate Resilience of the Urban Landscapes and Communities in Thimphu–Paro Region of Bhutan (ECRUL)** project, funded by the Global Environment Facility (GEF) under Least Developed Countries Fund (LDCF) in partnership with UNDP, provides the enabling platform to operationalize this vision. The six-year initiative addresses the growing risks of flooding, water stress, landslides, and other climate-induced hazards faced by Bhutan's rapidly urbanizing cities. By promoting nature-based solutions, climate-resilient infrastructure, and inclusive urban planning, ECRUL supports the transformation of the Wangchhu River corridor into a flagship climate-resilient urban landscape.

Within this context, the **Wangchhu River Corridor Enhancement Landscape Design** represents a critical step in translating policy into practice. The tender seeks innovative and sustainable design solutions that align with the strategic objectives of the TSP, the Green Infrastructure and Open Space Master Plan, and the ECRUL project, ensuring that the Wangchhu Corridor evolves into a vibrant, resilient, and inclusive urban landscape.

### 2. Project location



The project area encompasses specific sections of the Wangchhu river corridor as illustrated in Figure 1. It spans a total length of approximately 15 km along the Wangchhu river, extending from Pangrizampa in the north to Ngabi Rongchhu stream in the south.

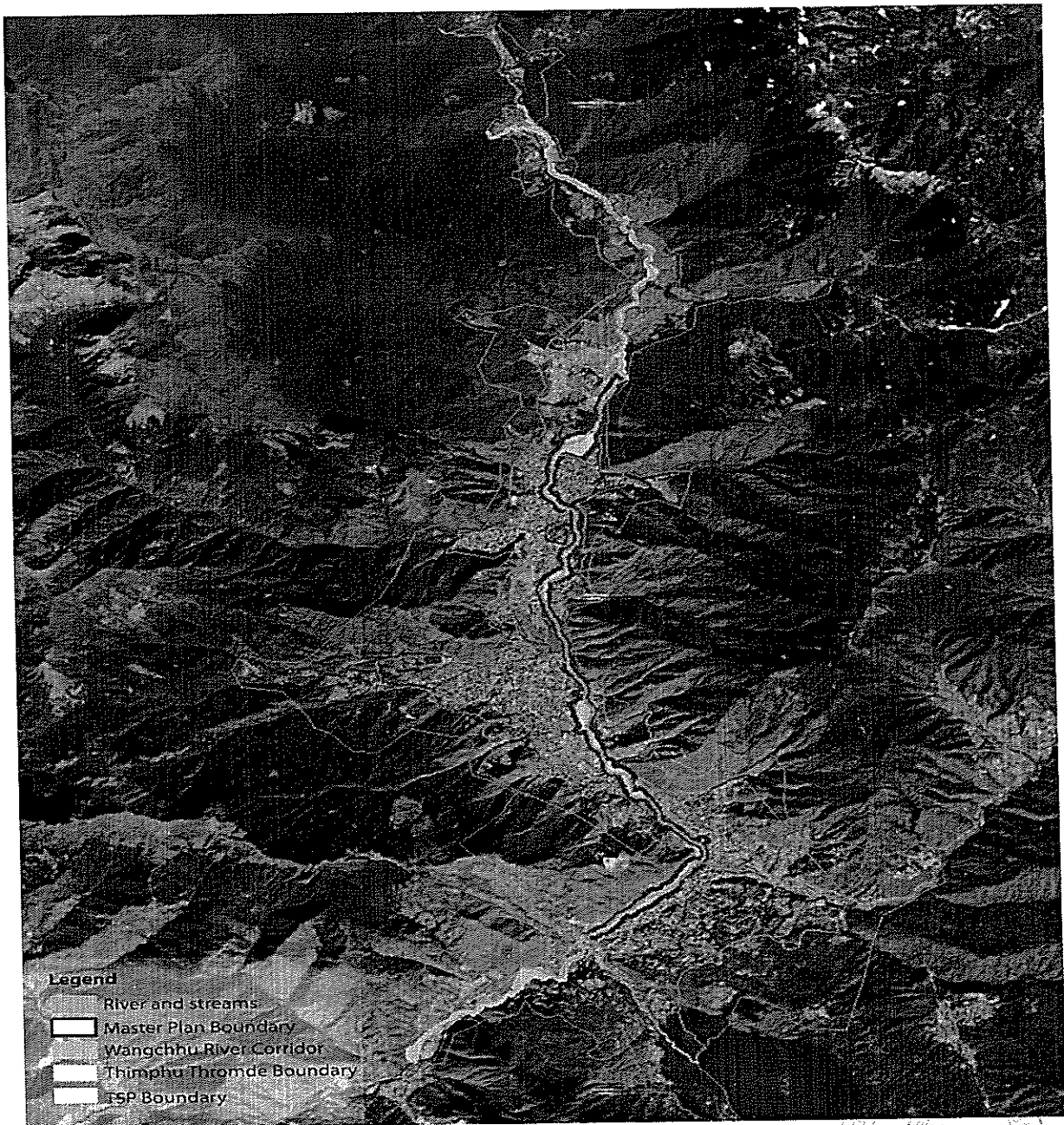
**Figure 1.** Location of the Landscape design along Chubachhu stream

**General Considerations:**

The masterplan will need to consider the following elements:

- i. Urban Mobility: Pathways and Intersections

The master plan for the Wangchhu Corridor should provide an off-road bicycle and pedestrian



pathway along the North-South valley floor, connecting neighborhoods on both banks including

Ministry of  
Infrastructure  
Development  
Thimphu  
Bhutan  
*[Handwritten Signature]*

the bike racks. The design must prioritize safety, separate user groups, and accommodate varying levels of use. Intersections with roads, bridges, and infrastructure lines should be evaluated and classified into minor, medium, or major improvements to address traffic and safety challenges, while promoting active, non-motorized mobility throughout the corridor.

ii. Ecology: Planting and Habitat

The Wangchhu River Corridor is a Blue-Green spine supporting diverse terrestrial and aquatic species. Its ecological diversity should be assessed and enhanced through: rapid vegetation mapping; rehabilitation of low (weedy) and medium (moderately weedy) areas; protection and management of high-quality natural vegetation; selection of native, climate-resilient trees, shrubs, groundcovers, and grasses; and preparation of planting plans detailing species, densities, and seasonal considerations.

iii. Resilience: Green Infrastructure and Nature-based Solutions

Wangchhu Corridor is prone to the impacts of the climate change-induced disasters including flood, landslides, etc. based on hydrological and other relevant studies, propose green infrastructure and Nature-based Solutions to mitigate and adapt to disaster impacts. Design streambank stabilization measures at hazard-prone sections using bioengineering techniques informed by client-provided hydrological data. Provide in-stream interventions for habitat improvement (e.g., rock weirs, fish ladders, vegetated buffers) and design green infrastructure components such as rain gardens, bioswales, retention/detention ponds, permeable paving, tree pits, and subsurface infiltration systems. Include maintenance and monitoring manuals to ensure ecological function and support operational budgeting, using nature-based materials and solutions for stormwater filtration and integrated management.

iv. Character Zones: Social and Cultural Amenities

As per the Green Infrastructure and Open Space Master Plan, the Wangchhu River Corridor features varying edge conditions, including natural, cultural, and urban edges. The following components should be considered along different stretches of the park: design and siting of public amenities such as children's parks, open-air gyms, restrooms, religious structures, cafes, decks, and thematic spaces at strategic locations; design of street and park furniture, including benches, bollards, pavements, lighting, trash bins, pergolas, and signage; and special attention to appropriate transitions between zones.

v. Lighting

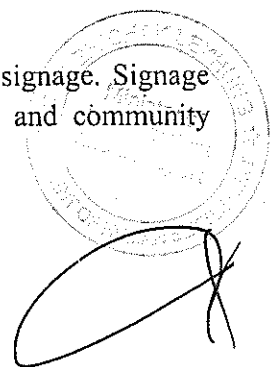
Propose sustainable and context-sensitive lighting solutions to ensure safety, enhance usability, and improve the nighttime amenity of the corridor.

vi. Style Manual and Material Palette

The masterplan is required to propose a style manual and/or Materials Palette.

vii. Way Finding and Interpretive Signage

A style manual or guide shall be prepared to ensure a consistent approach to signage. Signage families should include orientation and wayfinding, informational/educational, and community



advisory signs (e.g., safety, no smoking, no entry, dismount). All signages must be in both Dzongkha and English.

viii. Provisions for persons with disabilities, gender and human rights.

The design and construction must be planned, designed and constructed to be accessible to persons with disabilities, gender responsive to different constraints of vulnerable groups and should be of standard universal access.

The Wangchhu river Corridor Enhancement is a priority initiative under the Thimphu Structure Plan (2023–2047) and the Green Infrastructure and Open Space Master Plan. The consultant/firm will deliver a conceptual master plan and detailed landscape design aligned with the principles of climate resilience, ecological restoration, and cultural identity.

#### Overarching Client Expectations

- Nature based materials and solutions
- Use of sustainable local materials
- Use of Local labour
- Reflection of local culture in style, colour and form
- Attraction and retention of local ecological communities - commensurate to urban living and nature observation.

### 3. Scope of Work

#### Terms of Reference for the Preparation of Detailed Master Plan and Construction Drawings for Wangchhu River Corridor

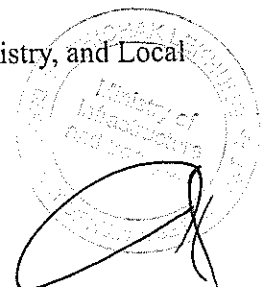
##### Scope of Work

##### Task 1: Project Inception

This task involves an online inception meeting between the client and the consulting firm. The meeting will be used to confirm and clarify the brief, project objectives, scope of work, site boundaries, deliverables, key milestones, data and information exchange, progress meetings, communication strategy, and relevant stakeholder organizations.

##### Task 2: Baseline Studies and Site Analysis

- Review relevant documents including Thimphu Structure Plan (TSP) 2023-2047, Green Infrastructure and Open Space System Master Plan, Low Emissions Transport Master Plan (LETMP), City Core Action Plan (CCAP), Thimphu Design Code, Thimphu Water Services Masterplan, ECRUL Project Document and highlight key findings that are relevant to the Wangchhu River Corridor, Thimphu City-wide Design Code 2024.
- Study or map any on-going project and plan within 13<sup>th</sup> FYP with other ministry, and Local Governments to align the project.



- iii. Review of the existing studies and data, including Hydrology, Flood Modelling and Assessment, Soil Survey of Thimphu Thromde and its peripheral area, Geological and Engineering Geological Mapping of Thimphu, Forest Cover Mapping of Thimphu, Topographical maps, etc.
- iv. Site Context on environment and hazard: Site mapping of significant structures, ecology, infrastructures, critical areas such as biodiversity areas, areas under flooding risks, etc.
- v. Site and surrounding contextual analysis including existing infrastructure, land use, ecology, climatic conditions, river edge conditions, socio-cultural and historical significance, amenities, flora and fauna, etc.
- vi. Identification of key issues and challenges concerning the project development.
- vii. Constraints and Opportunities mapping of the extent of the site and its surroundings.

*Workshop 1: Stakeholder Consultation Workshop in Thimphu, involving participation from relevant government agencies, Civil Society Organizations, etc.*

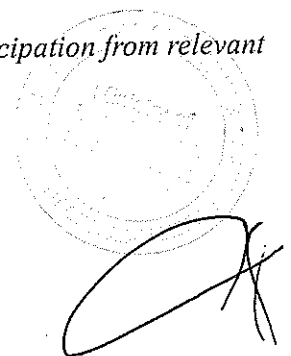
***Deliverables 1:***

*Inception and Baseline analysis Report consisting of the scope of work under tasks 1 and 2.  
Record of discussion and Minutes for every stakeholder consultation or workshops.*

***Task 3: Visioning and Conceptual Master Plan & Designs***

- i. Visioning Exercise through engagement with clients and stakeholders.
- ii. Definition of design objectives and spatial strategies.
- iii. Define a list of programs that are desirable along the Conceptual Master Plan and design with proposal of initial concept designs and drawings, including but not limited to:
  - o Layout and designs of Pathway systems consisting of pedestrian paths and cycling paths throughout the Corridor and their connections to the neighborhoods and valley parks.
  - o Design of the Intersection and integration of pathways with roads, amenities, bridges, etc and crossings over the Wangchhu for east-west connections.
  - o Design and programs of character zones consisting of ecological areas, recreational spaces, riverfront development, playspaces, lawns, squares, thematic gardens, etc., consistent with the identified natural, urban, or cultural character zone as identified in the Green Infrastructure and Open Space Master Plan
  - o Design of edge editions of the river and the entrance between the Wangchhu River Corridor and adjoining land uses.
  - o Design of River Training Walls in line with the nature based solutions
  - o Ecological Designs comprising potential areas for preservation, protection, and promotion.
  - o Designs of key amenities including Cafes, Decks, Shade, Seating Spaces, Street Furnitures, and others.
  - o Conceptual design for wayfinding interpretive and informative signage

*Workshop 2: Stakeholder Consultation Workshop in Thimphu involving participation from relevant government agencies, Civil Society Organizations, etc.*



*Deliverables 2: A report consisting of the Conceptual Master Plan and Designs along associated details mentioned under task 3.*

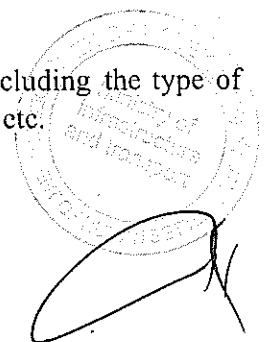
*Record of discussion and Minutes for every stakeholder consultation or workshops.*

#### **Task 4: Draft Detailed Master Plan and Designs**

The master plan and design drawings shall include plans, sections, and 3D illustrations at an appropriate scale and with sufficient detail to convey the design intent.

The Draft Detailed Master Plan and Design drawing must consider the following elements:

- i. **Pathway Systems:** A layout of continuous pathways consisting of pedestrian paths and cycling lanes along the WangChhu River. The pathways should provide connections to the existing and proposed neighborhoods and **facilities** along the corridor.
- ii. **Intersections and Connections:** A layout and details of the at-grade and grade separated intersections of the pathways with the existing and proposed roads, bridges, streams, and public amenities. It should also include the connections across the Wangchhu River in the form of footbridges for pedestrians and cyclists.
- iii. **Character Zones:** A design and layout of different types of natural and social infrastructure including ecological areas, recreational spaces, riverfront development, playspaces, lawns, squares, thematic gardens, etc. consistent with the identified natural, urban or cultural character zone as identified in the Green Infrastructure and Open Space Master Plan
- iv. **Edge Conditions:** A layout and designs of river edge conditions and the interface between the Wangchhu river corridor and adjoining land uses.
- v. **River Training Walls:** Designs and Drawings of the Nature Based Solutions to enhance the resilience of existing and proposed spaces along the Wang Chhu River Corridor.
- vi. **Ecology:** Planting Design, Planting Schedule and Planting Plan highlighting the existing and proposed planting consisting of trees, shrubs, ground covers and shrubs. A planting plan of the existing vegetation showing the removal and retention of trees if any.
- vii. **Amenities:** Designs and Drawings of the proposed amenities along the Wangchhu Corridor including Cafes, Decks, Shade, Seating Spaces, Street Furnitures, cycle parking stands or racks, lockers, or long and short term storage for Cycle, washrooms, and others., .
- viii. **Irrigation System:** A plan of the irrigation system showing the layout of the intake, supply and distribution systems.
- ix. **Lighting System:** A design and drawings of the lighting system including the type of lighting systems along pathways, character zones/activity nodes, CCTV, etc.



- x. **Wayfinding and Signage:** Design and location of way findings and signages appropriate for the character zones.
- xi. **Drainage system for the surface runoff, and built structures.**
- xii. **Preliminary Costings:** A preliminary cost estimate based on the draft detailed designs.

*Workshop 3:Stakeholder Consultation Workshop in Thimphu, involving participation from relevant government agencies, Civil Society Organizations, etc.*

*Deliverables 3: A report consisting of the Draft Master Plan and Designs along associated details mentioned under task 4.*

*Record of discussion and Minutes for every stakeholder consultation or workshops.*

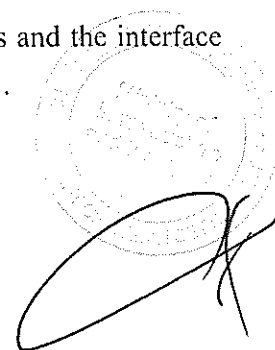
#### ***Task 5: Final Detailed Master Plan and Designs***

The consultant shall carry out the revision and finalization of the master plan by incorporating the comments from the client and stakeholder engagement workshops.

The master plan and design drawings shall include plans, sections and 3D illustrations at an appropriate scale and with sufficient detail to convey the design intent and guidance for the preparation of the detailed working/construction drawings and specifications at a later stage.

Final Detailed Master Plan and Design drawing must consider the following elements:

- i. **Pathway Systems:** A layout of continuous pathways consisting of pedestrian paths and cycling lanes along the WangChhu River. The pathways should provide connections to the existing and proposed neighborhoods and **facilities** along the corridor.
- ii. **Intersections and Connections:** A layout and details of the on-grade and grade separated intersections of the pathways with the existing and proposed roads, bridges, streams, and public amenities. It should also include the connections across the Wangchhu River in the form of footbridges for pedestrians and cyclists.
- iii. **Character Zones:** A detailed design and layout of different types of natural and social infrastructure including ecological areas, recreational spaces, riverfront development, playspaces, lawns, squares, thematic gardens, etc
- iv. **Edge Conditions:** A detailed layout and designs of river edge conditions and the interface between the Wangchhu river corridor and adjoining land uses.



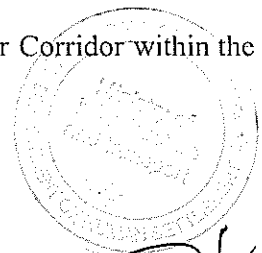
- v. **River Training Walls:** Detailed Designs and Drawings of the Nature Based Solutions to enhance the resilience of existing and proposed spaces along the Wang Chhu River Corridor.
- vi. **Ecology:** Planting Design, Planting Schedule and Planting Plan highlighting the existing and proposed planting consisting of trees, shrubs, ground covers and shrubs. A planting plan of the existing vegetation showing the removal and retention of trees if any.
- vii. **Amenities:** Designs and Drawings of the proposed amenities along the Wangchhu Corridor including Cafes, Decks, Shade, Seating Spaces, Street Furnitures, and others.
- viii. **Irrigation System:** A detailed plan of the irrigation system showing the layout of the intake, supply and distribution systems.
- ix. **Lighting System:** A design and drawings of the lighting system including the type of lighting systems along pathways, character zones, etc.
- x. **Wayfinding and Signage:** Design and location of wayfindings and signages appropriate for the character zones.
- xi. Drainage network plan and drawing.
- xii. **Phasing Plan:** Prepare a phasing plan for the implementation of the Wangchu Corridor design. The plan shall outline sequential stages of development, priorities, timelines, and indicative cost estimates to guide systematic implementation. Identify short-term, medium-term, and long-term actions, including dependencies between phases.
- xiii. **Finalized Costings:** A revised and finalized preliminary cost estimate based on the final, detailed designs. This should be a more precise figure than the preliminary estimate submitted along with the draft master plan reflecting the final design choices.

*Deliverables 4: A report and drawings consisting of the Draft Master Plan and Designs along associated details mentioned under task 5.*

#### **Task 6: Construction/Working Drawings, Specifications and Bill of Quantities (BoQ)**

The consultant is required to prepare the construction drawings, specifications and Bill of Quantities for the Wangchhu River Corridor. The drawings, specifications and BoQ should have adequate details to international standards and norms for tendering process and construction.

- i. Grading and Set Out Plan for the entire stretch of the Wangchhu River Corridor within the city limits.



- ii. Planting Schedule and Planting Plan ( including but not limited to the parameters such as local name, common name, scientific name, habit, canopy, height, number of plant species, etc)
- iii. Irrigation System Plan and associated details for the areas where irrigation is required.
- iv. Lighting System Designs and associated details and drawings for pathways, intersections and character zones,etc.
- v. Detailed Working Drawings for Wayfinding and other Signage.
- vi. Detailed Working Drawings (architectural, electrical, plumbing sanitation, structural) of all the components including play spaces, cafes, footbridges, decks, river training walls, green infrastructure components, pathways, intersections, street furniture, shade structures, restrooms, etc.
- vii. Specification comprising detailed written descriptions of the content of the project materials, work quality and schedules which is complimentary to the working drawings and details.
- viii. Bill of Quantities (BoQ) and cost estimates as per the Bhutan Schedule of Rates (BSR) for Civil and Electrical works published by the Ministry of Infrastructure and Transport. The specifications and rates for the items not reflected in the BSR should be analysed and provided by the consultant. In addition, the BoQ should also account for social and environmental safeguards required for project implementation.

**Deliverables 4:** A report and drawings consisting of the Construction Drawings, Specifications and Bill of Quantities mentioned under task 5.

#### 4. Deliverables and Reporting Requirements

The project has an expected duration of 10½ months starting from 1st November 2025 to 15th September 2026. The firm shall submit to the Client the following reports and documents as per the table below:

Deliverables	Requirements & Formats	Duration (days)	Timeline
Inception & Baseline Analysis Report	Report Maps, Plans, Sections, Illustrations, 3D illustration,	45	16th December, 2025
Concept Master Plan	Maps, Plans, Sections, Illustrations, 3D illustration,	60	14th February, 2026
Draft Detailed Masterplan	Maps, Plans, Sections, Illustrations, 3D illustration,	90	15th May, 2026
Final Detailed Masterplan	Maps, Plans, Sections, Illustrations, 3D illustration,	30	14th June 2026
Construction Drawing	Plan, Sections, Elevations, 3D	90	12th September, 2026
	<b>Total</b>	<b>315</b>	

## **5. Duty Station**

The assignment will entail frequent consultations with institutions and staff based in Thimphu. A minimum of two in-country site inspections/workshops by the International Consultant is required. The other meetings and workshops with the client, relevant agencies and stakeholders can be done virtually and the arrangement for such meetings will be made by the client team.

## **6. Institutional Arrangement or Reporting Requirements**

The consulting firm shall work under the direct supervision of the Project Coordinator, Department of Human Settlement, Ministry of Infrastructure and Transport on day-to-day activities and submit reports as required and agreed in the work plan/time schedule. There will be fortnightly meetings between the client and consultant team on matters relating to the progress and deliverables of the project.

The consulting firm is responsible for all project administration, minute taking and record keeping, including the actively managed consultation register supporting decision making.

