



Horn of Africa Initiative-Regional Economic Corridor Project (HoAI-RECORD)

Terms of Reference (ToR)

For Consultancy service for Feasibility Study, Preliminary and Detailed Design, Preparation of Bidding Documents, for Nekemte Cool Warehouse Construction.

December, 2025

Addis Ababa

Ministry Of Transport and Logistics

TERMS OF REFERENCE (TOR)

For Consultancy service for Feasibility Study, Preliminary and Detailed Design, Preparation of Bidding Documents, Preparation for Nekemte Cool Warehouse Construction.

Country: Federal Democratic Republic of Ethiopia

Implementing Agency: Ministry of Transport and Logistics

Project Name: Horn of Africa Initiative- Regional Economic Corridor Project (HoAI-RECORD)

Project ID: P 174485

Type of Contract: Consultancy Services

Grant No. : E216-ET

Financing Instrument: Investment Project Financing (IPF)

Assignment Title: Consultancy service for Feasibility Study, Preliminary and Detailed Design, Preparation of Bidding Documents, for Nekemte Cool Warehouse Construction.

Funding body: World Bank

Sub Project Name: Construction of Cool Warehouse

Location: Western Oromia, Nekemte

Selection Method: Quality & Cost Based Selection Method (QCBS)

Duration of the Assignment: 6months

1. Background

Nekemte is one of the fast growing cities found in western Ethiopia. Nekemte city is located in the Western Oromia Region East Wollega Zone, approximately 331 kilometers west of Addis Ababa, with coordinates of 9°5'N 36°33'E. The Western Oromia region is known in high potential agricultural produce areas in Ethiopia. Therefore, among these logistics activities, agricultural produces particularly perishables fruit and vegetables one of the important economic commodities in the area. The main purpose of the cool warehouse construction is In Ethiopia, the construction of specialized structures for storing agricultural products, such as cool warehouses, aims to reduce post-harvest losses from pests, molds, and spoilage by controlling environmental factors like temperature and humidity (A green logistics cool warehouse is a temperature-controlled warehouse designed with environmentally friendly practices to reduce its carbon footprint). These facilities, often adapted for specific crops like fruit and vegetables, help farmers by extending the storage life of their produce, allowing them to sell at higher prices later in the season, promoting food security, and supporting the commercialization of agriculture and helps to complement agro-industries.

The Horn of Africa Initiative Regional Economic Corridor Project (HoAI-RECP) with development objective of providing safe, smart, resilient trade and logistics connectivity on selected infrastructure along the Addis-Djibouti corridor. Beside this, under component two of the project, Trade Facilitation and Logistics Enhancement component, it is planned to implement the cool warehouse in areas of high agricultural products via perishable products like fruit and vegetables to reduce waste and increase shelf life of the products and contributing to green logistics strategy of the country.

The objectives of this assignment are to:

Prepare the Preliminary Designs, Engineering Requirements and Tender Documentation for the Cool warehouse (MOTL).

2. The consultancy Assignment

The consultant is expected to undertake consultancy services, conduct a Feasibility study, Preliminary and detailed engineering design, BOQ and Biding document Preparation, which will be implemented under the Ministry of Transport and Logistics under the Horn Africa Initiative: Regional economic Corridor Project Financed by the World Bank/IDA. The consultancy service, which is planned to be conducted, includes:

1. Conduct a feasibility study.
2. Prepare detailed engineering design and BOQ
3. Prepare Bidding documents

3. Scope of the consultancy services

Activity 1. Undertake a Feasibility Study

- The Feasibility Study must analyze the viability of successfully establishing the Cool warehouse, its future expansion to a Logistics Centre, and identify the issues and risks associated with the project.

Prepare an Inception Report.

Summarize the initial findings, timing, work methodology, and quality management plan.

Preliminary Design

- Prepare Preliminary Design for each component of the Operating Concept Options at Nekemte and the interfaces to an Order of Magnitude (FEL 2) level of accuracy.
- Publish a Technical Note on the Preliminary Designs.

Determine the Financial Viability

- Performed the financial and economic analysis of the various Operating Concept Options.
- Identify the most viable Preferred Option and the next most viable Standby Option.
- Publish a Technical Note on the Financial and Economic Analysis and associated Risk and Mitigation.

Publish a Statement on the overall Feasibility (*can it work?*) and Viability (*will it be financially successful?*) of the Preferred and Standby Options.

: Prepare the Feasibility Study Report.

- Append all the Technical Notes into a Feasibility Report using integrated writing to combine them. Publish the Draft Feasibility Report for final comment by the MoTL counterpart.

Publish the Final Feasibility Report after incorporating comments on the Draft Feasibility Report.

Activity 2: Prepare the Engineering Requirements (Prepare detailed engineering design and BOQ).

As determined by the Business Model preferred by the MoTL, the Consultant shall prepare the Engineering Requirements (International Engineering Standard) and Tender Documentation by using World Bank SPD Revised on February 2025, which may include Financing, Detailed Design, Engineering, Procurement, Construction, Installation, Commissioning, Testing, Completion, and Operation and Maintenance of the Nekemt cold warehouse.

Activity 3: Prepare Bidding documents.

Prepare the Bid Documents by using World Bank SPD for small works Revised on February 2025.

Deliverables

The Consultant shall prepare and submit the following types of documents for the assignment. The Consultant shall submit a Consultant shall prepare and submit directly by hand or by carrier to the Client the following reports and documents in the numbers stated as per the format that would be provided by the Client and/or as per the format developed by the Consultant and approved by the Client.

Types and Numbers of reporting expected from consulting services, both hard and soft copy

No.	Types of Report/documents	No of Report		Period
		Draft	Final	
1	Inception report of Feasibility study, Preliminary and detailed engineering design, BOQ, and Bidding document Preparation.	2	2	Two weeks
2	Submit first draft document: Feasibility study, Preliminary and detailed engineering design, BOQ, and Biding document.	2	2	Two month
3	Review and appraisal of the Draft Documents by the client.	2	2	Two weeks
4	Submit Final document: Feasibility study, Preliminary and detailed engineering design, BOQ, and Biding document.	2	2	Two month
5	Submit to WB for Comments			Two weeks
6	Validation of the Final document: Feasibility study, Preliminary and detailed engineering design, BOQ, and Biding document.	3	3	Two weeks.
6	Total			6 months

4. Required Qualifications as a Firm

The Consultant (i.e. a consulting firm or a consortium of firms) undertaking this assignment shall demonstrate the following experience and qualifications:

1. The Consulting Firm shall present evidence of having completed relevant assignments of at least USD 200,000 in the last five years, both within the region and internationally.
2. The Firm should have a minimum of 10 and above years' work Experience with Similar Assignment
3. The Firm should have the experiences of completing at least five Feasibility Study, Preliminary and Detailed Design, Preparation of Bidding documents, in the last five years, both within the region and internationally in the last 6 years.

4. The consultant's core business (license) should relate to Feasibility Study, Preliminary and Detailed Design and Preparation of Bidding Documents.
5. The Firms should have qualifications and experience in the field of assignment.
6. Technical and managerial capability of the firm.
7. The firm should have at least three years of relevant experience in Sub Saharan African countries.

The Consultant is responsible for proposing a solution similar to the Assignment. Senior and high-quality team appropriate for undertaking the assignment as envisaged in these Terms of Reference to the required standard. The team is expected to include the following key staff, who should ideally be full-time Consultant employees. The Consultant shall justify the inclusion of the proposed staff's technical expertise and experience based on these Terms of Reference.

Proposed Key Staff and Technical Expertise/ man-months for 6 Months

Required no of key staff	Role	Minimum Qualification	Experience
1	Team Leader/Feasibility Study Specialist	Minimum BSc. Degree in Civil Engineering or related fields	<ul style="list-style-type: none"> • Minimum 10 yrs. General experience in civil engineering works contracts • Demonstrate management role in the development and delivery of 2 economic infrastructure projects in excess of USD 200,000 each. • At least 5 years' experience in the design and construction of building and warehouse facilities.
1	Surveyor	<ul style="list-style-type: none"> • Bachelor's degree in Civil Engineering or Surveying 	<ul style="list-style-type: none"> • 8 yrs. General experience in civil engineering works contracts. <p>Specific Experience</p> <ul style="list-style-type: none"> • 4 yrs. experience as a Quantity Surveyor in any construction works or supervision contracts. • Four years of relevant experience in Sub-Saharan African countries
1	Mechanical Engineer	Minimum BSc. Degree in Mechanical Engineering or related fields	<p>General Experience</p> <ul style="list-style-type: none"> • 8yrs. General experience in civil engineering works contracts • Experience • 4 yrs. experience in building mechanical and/ or electromechanical design or 3 yrs. experience in mechanical and/ or electromechanical installations in building construction works.
1	Architectural engineer	Minimum BSc. Degree in Architecture or related fields	<p>General Experience</p> <ul style="list-style-type: none"> • 8yrs. General experience in civil engineering works contracts

Required no of key staff	Role	Minimum Qualification	Experience
			<ul style="list-style-type: none"> • Specific Experience • 4 yrs. experience in building mechanical and/ or electromechanical design or 3 yrs. experience in mechanical and/ or electromechanical installations in building construction works
1	Electrical engineer	MSc/BSc Electrical Engineering (PEE-IV)	<p>General Experience</p> <ul style="list-style-type: none"> • 8yrs. General experience in Electrical engineering works contracts • Specific Experience • 4 yrs. experience in Electrical and/ or electromechanical design or 3 yrs.
1	Civil/Structural Engineer	<ul style="list-style-type: none"> • BSc in Civil, Engineering, Construction engineering, structural engineering, and related. 	<ul style="list-style-type: none"> • 8 years of specific experience in preparing , house design, BOQ preparation, and construction, and a licensed competency certificate from a recognized government regulatory authority
1	Financial Analyst	<ul style="list-style-type: none"> • Master's degree in Finance, or Chartered Accountant (CA), or Chartered Financial Analyst(CFA) 	<ul style="list-style-type: none"> • At least 10 years of experience in parameter-based financial modeling using EXCEL. • Demonstrate 2 construction projects where the financial models were successfully used to secure Final Investment Decision in excess of USD 200,000.00
1	Environmental Specialist	<ul style="list-style-type: none"> • Master's degree in Environmental Engineering, Natural Resource Management and related 	<ul style="list-style-type: none"> • At least 8 years of specific experience in preparing ESIA, RP &LRP, and a licensed competency certificate from a recognized government regulatory authority.
1	Social Specialist	<ul style="list-style-type: none"> • Master's degree in Social Science, Sociology, Gender, Anthropology, Economics, and related 	<ul style="list-style-type: none"> • At least 8 years' experience in socio-economic impact evaluation, resettlement, and livelihood restoration issues and planning.
1	Market/Business Analyst	Master's or Bachelor's degree in Economics or a related discipline.	Minimum 8 /10 (Master's/Degree) years of experience in economic feasibility studies, cost-benefit analysis, and financial modeling for infrastructure projects.
1	Supply Chain/Logistics Expert	<ul style="list-style-type: none"> • Bachelor's degree in Supply Chain, Industrial Engineering, Transport Economics, Degree in Logistics Transport Engineering, Transport 	<ul style="list-style-type: none"> • At least 8 years' experience in intermodal logistics management, Logistics Park design, site selection and land use planning. • Demonstrate successfully delivery of at least two projects in excess of USD 200,000 CAPEX

Required no of key staff	Role	Minimum Qualification	Experience
		planning or Logistics or Honors	
1	Legal/Regulatory Expert	<ul style="list-style-type: none"> • Master's Degree in Commercial Law 	<ul style="list-style-type: none"> • At least 8 years' practice in and profound understanding of Ethiopian Civil and Commercial Law • Well-versed in Private Sector Participation (PSP) and Public Private Partnership (PPP) models • Knowledgeable in FIDIC Contracts

- All Key staff should be fluent in communicating in English (writing and speaking).

5. Duration of the Services

The Duration of the services is extended from the date of commencement of the contract to the end period of the works (consultancy services) for a maximum of 6 months, which means that the assignment contract is for a period of 6 months.

6. Additional Responsibilities of the Consultant

Additional responsibilities and assignments will be provided to the consultant, which may not be included or overlooked in the scope of the consulting services, which is believed to be relevant to the documents.

Criteria for Selecting the Best Offer

The shortlisting criteria will be: consultant's core business and years in business, qualification and experience in the field of assignment, and technical and managerial capability of the firm.