

Sub: Tender for Repair and Maintenance work in Flat No. 9 and Flat No. 10 at 1st Floor with Mezzanine Floor at State Life Building No. 5, Zaib-un-Nisa Street, Karachi.

Please find herewith bidding documents for the subject work includes the following:

- i. Bill of Quantities (BOQ)
- ii. Special Conditions
- iii. General Conditions

Bidders are required to submit the following **mandatory documents** along with their bid **through e-PADS**.

- a. Proof of (Active) **NTN** and **SRB** Registration for **SST**.
- b. **Undertaking on non-judicial stamp paper (Rs.100/-)** that the business is **not blacklisted** by any of Provincial or Federal Government Department, Agency Organization or Autonomous body or Private Sector Organization anywhere in Pakistan.
- c. Detail of construction work done during last 5 years. (Minimum 04 projects work completed and in hand, each not less than Rs.5 Lacs).

Note: In case any of the mandatory document mentioned above is missing the financial bid will not be considered.

Please quote your rates duly filled and completed in all respects and must be submitted through **e-PADS** on or before **02-05-2024 upto 11:00 A.M.** Bids will be opened on same day at **11:30 A.M.** in presence of tenders if they wish to be present. **Bid Security Rs.40,000/-** in shape of pay order / Bank Draft in favour of **State Life Insurance Corporation of Pakistan** must be submitted to the office of **AGM (Civil / Maintt.)Real Estate Division, 5th Floor, State Life Building No.9, Dr. Ziauddin Ahmed Road, Karachi** before closing date and time else their Bid will be rejected.

For any further details, you may contact the undersigned before the opening date of the tender.

Your rates must be inclusive of all cost of materials, labour, overheads, profits, taxes surcharges and preparatory works as required and no escalation or extra payment shall be considered on any of these account or reason.

Tender will be based on **single stage one envelope procedure** as per PPRA Rules.

The Corporation reserves the rights to accept or reject any or all the tenders as per PPRA Rules.

Thanking you.

Regards

AGM (Civil / Maintt.)-RE

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BOQ

S.#:	DESCRIPTION	QTY	UNIT	UNIT RATE	AMOUNT
1	<u>Removal of Partition Wall:</u> Removal of existing block masonry partition wall of any thickness carefully at any floor / height and disposed of outside the building at designated place as directed by building incharge.	L/S	Job.		
2	<u>CS Plaster:</u> Removing the weak / loose CS Plaster over the surfaces of existing masonry walls, ceiling & RCC Beams and providing & apply ¾" th: CS Plaster in 1:3 over the surfaces upto required depth to make smooth finish surfaces.	700	Sft.		
3	<u>Emulsion Paint:</u> Providing and applying 03 or more coats of semi plastic emulsion paint ICI, Gobis, Berger or equivalent, approved shades of paint on existing surfaces of ceiling and masonry walls at any height / floor, including removal of existing paint, sand papering, levelling and cleaning of dust, filling of cracks defective surfaces including 01 coat of primer paint (wherever required/desired).	16000	Sft.		
4	<u>Wooden Window Frame:</u> Removing the existing damaged wooden window frames and Providing and fixing partial wooden frame of size 2"x4" or as per existing size with wooden beading of 1½" x 1½" including 03 coats of enamel paint over 01 coat of primer complete in all respect as per direction and satisfaction of engineer incharge.	200	Rft.		
5	<u>Glass in Wooden Glass Windows:</u> Providing and fixing 5mm thick clear / fog glasses in window frames including ½" goals / beading on all sides complete in all respects as per directions of engineer incharge.	200	Sft.		
6	<u>Repair work of Wooden Doors:</u> The works shall include all carpentry related adjustments repairing of existing wooden doors including providing & fixing new door locks, hinges T-bolts, of approved make complete in all respects.	25	Nos.		
7	<u>Door Closure:</u> Providing & fixing door closure make of New star / equivalent in existing wooden door.	25	Nos.		

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BOQ

S.#:	DESCRIPTION	QTY	UNIT	UNIT RATE	AMOUNT
8	<u>Window Repair:</u> Repair of existing wooden windows including providing & fixing of new tower bolt, handles where required and to make functional complete in all respect.	L/S	Job		
9	<u>Lacquer Polish on Doors & Windows:</u> Providing and applying lacquer polish of approved shade on existing wooden doors and glass windows complete in all respects.	1400	Sft.		
10	<u>Enamel Paint on Doors:</u> Providing and applying 03 or more coats of enamel paint make of ICI/Berger/Nelson or equivalent over 01 coat of primer on existing wooden doors complete in all respects.	700	Sft.		
11	<u>Enamel Paint on Wooden Windows:</u> Providing and applying 03 or more coats of enamel paint make of ICI/Berger/Nelson or equivalent over 01 coat of primer on both sides of existing wooden glass windows complete in all respects. Note: Paint on all surfaces / frame will be applied but only 01 side of window will be measure for the payment.	1000	Sft.		
12	<u>MS Pipe Grill:</u> Providing and fixing MS pipe grill on external side in opening of walls at any height / floor. MS Pipes shall be 1 1/4" x 1 1/4" & 18 gauge spacing at 9" c/c both ways welding properly and fixed / anchored to masonry surface including 03 coats of enamel paint over 01 coat of primer complete in all respect as per satisfaction and direction of Engineer Incharge.	300	Sft.		
13	<u>Sanitary Fixtures & Fittings :</u> Providing and fixing following plumbing fixture Faisal, Master, Sonex, or approved equivalent make, complete in all respect including all connections fittings, waste pipes, etc to make all toilet in operational condition. Complete in all respects as per directives & satisfaction of engineer / incharge. a. Stop cock b. Double Bib cock c. Muslim Shower with accessories d. Mirror with frame (3'x3') e. Pillar cock	06 03 04 04 04	Nos Nos Nos Nos Nos		
14	<u>Add: Contingencies:</u>				(+) 150,000/-
	Total Amount Rs.				
	Add: SST @ 13%				
	Total Bid Amount (Including 13% SST) Rs.				

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SPECIAL CONDITIONS

1	Date, Time & Place of Opening of Tender	:	02-05-2024 - 11:30 AM Office of REFC Real Estate Division, 5th Floor, Principal Office, State Life Building No.9, Dr.Ziauddin Ahmed Road, Karachi.
2	Signing of Contract Agreement.	:	Within 03 daysafter receipt of Letter of Award (LOA).
3	Date of Commencement of Work	:	Within 02 days from the date of signing of Contract Agreement.
4	Time of completion of work from the date of commencement of work.	:	15 Days - Holidays inclusive
5	Amount of Liquidated Damages.	:	0.2% for each day of delay in completion of the Works subject to a maximum of 10% of Contract Price.
6	Defect Liability Period.	:	06 (Six) Months.
7	Method of Payment.	:	Through Final Bill.
8	Retention Money.	:	5% (Five) percent of amount of work done.
9	Release of Retention Money.	:	On satisfactory completion of defect liability period.
10	Bid Security.	:	Rs.40,000/-
11	Bid Validity.	:	120 Days.
12	Forfeiture of Bid Security	:	a. If the bid is withdrawn after opening. b. If the bidder does not accept Letter of Award (LOA) or refuse to enter in contract.
13	Bid security (Bank Draft/Pay order) in favour of “ State Life Insurance Corporation of Pakistan ” to be submitted with Tender. Tenders with payorder/bank draft having different names shall be rejected.	:	<ul style="list-style-type: none"> • Shall be released to un-successful bidders on acceptance/scrutiny of the lowest bid. • To the lowest bidder on satisfactory completion of entire works.
14	Performance Security	:	10% of bid amount in the form of schedule bank / insurance guarantee.

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GENERAL CONDITIONS

- a. **All the rates quoted should be inclusive of Cost of Material, Scaffolding, Labour, all prevailing Government Taxes, Duties, Surcharges as per Govt: Rules and Profit etc.**
- b. State Life reserves the right to ADD/DELETE/ modify any item of work including varying the quantities of any item as per site requirement.
- c. **Contractors are advised to visit the site before quoting their rates and shall make himself thoroughly familiar with the site conditions, foresee any and all problems likely to be encountered during execution of the works, and shall be submitted to the Engineer for approval before proceeding with the work.**
- d. The job may also be inspected/checked/verified by the SLIC representative for quality control and if found any non-conformity then contractor has to rectify and do the corrective actions at no extra charges. All the materials to be used must be approved by Engineer / Incharge Real Estate Division.
- e. All the works shall be carried out/executed in accordance with the bill of quantities, specification, drawings and General engineering practice under ACI / BS codes as applicable locally. The FPS System of Units shall be used throughout the Project.
- f. Contractor shall repair all the defects in works executed by the contractor if these found during defect liability period. Failure to remedy any such defects of complete outstanding work within a reasonable time shall entitle the Employer to carry out all necessary works at the contractors cost.
- g. On the completion of the works the contractor shall except and otherwise specifically provided, clear away and remove from the site all unwanted paint material, remove stains/ spots, temporary works, surplus materials, wreckage and rubbish of every kind and shall reinstate and leave the whole of the building site and the works clear and good acceptable condition to the satisfaction of the Engineer.
- h. The damage done during the works to any type of surface fixtures or else because of the negligence of contractor shall be made good in all respects, without additional payment.
- i. If due to any reason, contractor is unable to complete the work in given time or beyond the period of completion date, for which L.D. has been imposed on him, SLIC can terminate the contract with him and get the remaining work executed through other contractor at his risk & cost. The cost so incurred will be deducted from his bills or recovered from him through other / legal means.

- j. **Contractor shall ensure & adopt all safety measures necessary viz. providing safety belt, helmets, shoes etc, to its workers & its implementation all the times of work.**
- k. Branch scaffolding so erected should be safe, secure and firmly fixed from fall. Contractor shall remain responsible for its fitting, fixing & adjustment. SLIC will bear no risk & responsibility pertaining to this.