


Tender Documents

**MONTHLY CONTRACT FOR OPERATION,
MAINTENANCE & SERVICING⁴ 02 No's OF LIFTS
INSTALLED IN STATE LIFE BUILDING DAVIS
ROAD LAHORE**


Engr. M Jehangir Tariq
AGM (Real Estate)
Lahore



STATE LIFE
INSURANCE CORPORATION OF PAKISTAN

REAL ESTATE 15-A Davis Road Lahore Tel: 04299200396 , Fax 99200302

Note: To be submitted by the contractor on their Letter Head

(Letter of Offer)

Incharge Real Estate,
State Life Insurance Corporation of Pakistan
State Life Building
15-A Davis Road Lahore

**Subject: Monthly Contract For Operation, Maintenance & Servicing of
02 No's Lifts Installed At State Life Building, Davis Road Lahore.**

Dear Sir,

1. I have visit the premises for preliminary inspection of works & studied the scope of works, terms and condition etc. we hereby offer to execute and provide subject services, for as total bid amount of
Rs..... per month
(Rupees.....)
2. Bid Security amount Rs...../- In favor of SLIC issued by
Bank dated is enclosed. It shall be submitted in the form of a
Pay Order / Bank Draft in favor of the State Life Insurance Corporation of
Pakistan and must be submitted at the address given in tender notice before
closing date and time else their bid will not be entertained.
3. We agree to abide by this for the period of 120 days from the date of opening of
bid and it shall binding upon us.

Dated: _____

Signature: _____

In the capacity of _____ duly authorized to sign bid for & on behalf of

(Seal & Stamp of the Lift Contractor)

TECHNICAL EVALUATION CRITERIA

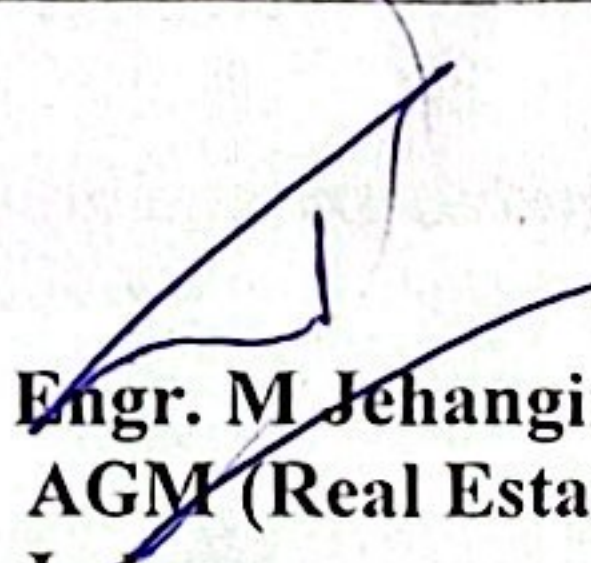
Monthly Contract For Operation, Maintenance & Servicing of 02 No's Lifts Installed at State Life Building, Davis Road Lahore.

MANDATORY/ PRE-REQUISITE REQUIREMENT:

- NTN / GST CERTIFICATE / FROM FBR
- REGISTRATION WITH EOBI & PESSI (ATTACH CERTIFICATE)
- UNDERTAKING ON STAMP PAPER THAT THE FIRM WAS NEVER BLACK LISTED, FROM ANY GOVT, SEMI GOVT OR PRIVATE ORGANIZATION.
- EXPERIENCE OF AT LEAST 05 YEARS TO HANDLE SUBJECT WORK.

Sr.#	Content	Max Marks
1	(Company Profile) A: Years of Experience; 04 marks = for each year	20
2	Financial Soundness / Bank Certificate /Statement <ul style="list-style-type: none">• 20 Marks= annual turnover above 2 million;• 16 Marks=for above 1.6 Million• 12 Marks =for above 1.2 Million• 08 Marks =for above 0.8 Million• 04 Marks =for above 0.4 Million	20
3	Experience of similar nature of work in the Past 5 years: (04 marks / each)	20
4	List of present clients Registration / Enlistment with Govt. / Financial / Private organization / Semi Govt (04 marks / each) 1-2 clients = 04 marks 3-4 clients = 08 marks 5-6 clients = 12 marks 7-8 clients = 16 marks 10 and above = 20 marks	20
5	List of staff with experience related to technical knowhow and years of experience.	20
	Total	100

Qualifying Marks = 70

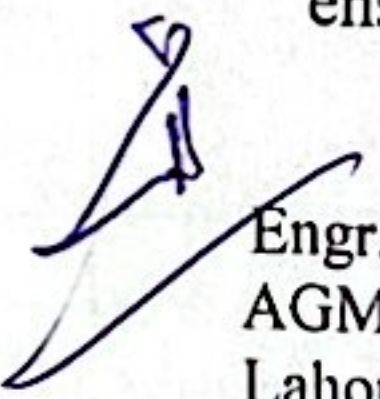

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SCHEDULE OF PRICES

Monthly Contract for Operation, Maintenance & Servicing 02 No's Lifts Installed at State Life Building, Davis Road Lahore.

1	<p>Monthly contract for operation, maintenance & servicing of Two lifts installed at State Life insurance corporation building, Lahore according to condition of contract, General Requirements and scope of work as detailed in the tender documents.</p> <p>Break-up of the contract cost is as under:</p> <p style="margin-left: 20px;">a. Lift Technician = 01</p> <p style="margin-left: 20px;">b. Lift operator = 02</p> <p style="margin-left: 20px;">c. PESSI 6%</p> <p style="margin-left: 20px;">d. EOBI 5%</p> <p style="margin-left: 20px;">e. Group Insurance</p> <p style="margin-left: 20px;">f. Maintenance/ Material Expenses</p> <p style="margin-left: 20px;">g. Monthly vendor profit</p> <p style="margin-left: 20px;">h. PRA on Profit</p> <p style="margin-left: 20px;">i. Income tax</p> <p style="text-align: right; margin-right: 20px;">Total =</p>	<p style="text-align: right;">Rs. _____ per month</p> <p style="text-align: right;">Rupees _____</p> <hr/> <p style="text-align: center;">Per month</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p> <p style="text-align: right;">Rs. _____</p>
2	<p>Charges for additional services.</p> <p style="margin-left: 20px;">a. Beyond normal operating hour on working days.</p> <p style="margin-left: 20px;">b. On Sundays / public holidays</p>	<p style="text-align: right;">= (Monthly Wages / 30) / 8</p> <p style="text-align: right;">Rs. _____ per hour per operator</p>

1. Rates quoted should include Cost of services & materials, Wages, benefits, cost of uniform, EOBI, PESSI, insurance, services charges, all applicable taxes including 16% PRA and levies, overheads and profit.
2. Government rules Viz-à-viz minimum wages and other terms and conditions must be ensured by the vendor in letter & Spirit.

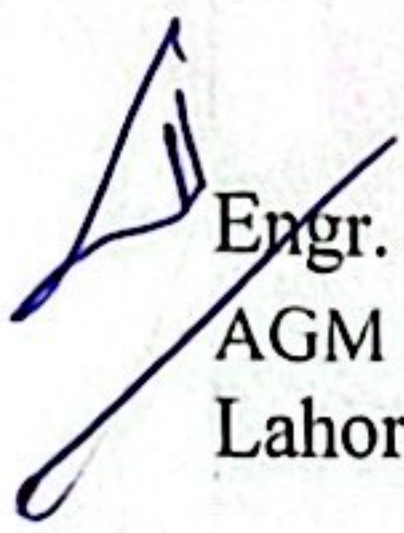

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 Lahore

(Seal & Stamp of Lift Contractor)

**Monthly Contract for Operation, Maintenance & Servicing 02 No's of Lifts Installed
at State Life Building, Davis Road Lahore.**

Special condition of contract

1	Amount of Earnest Money (Bank Draft in favor of State Life Insurance corporation of Pakistan) must be submitted at the address given in tender notice before closing date and time else their bid will not be entertained.	Rs. 60,000/- (Annually)
2	Release of Bid Security	<ul style="list-style-type: none">• Shall be released to unsuccessful bidder of acceptance of tender of the lowest bidder.• Bid Security of the successful bidder will be returned after expiry of the contract.
3	Working days Timing of work	Six working days a week (except gazzeted holidays) 08:00 AM to 6:00 PM or as directed by the Incharge
4	Commencement of work	Not later than 07 days from the date of issuance of Letter of award of work
5	Period of contract	One year
6	Mode of payment	Through monthly bills
7	Deduction of amount from bill	<ol style="list-style-type: none">1. Non-operation/poor servicing of lifts as assessed by SLIC Engineer.2. 1.5 times per day per operator of wages, in case of absence3. Income tax as per Government rules4. 5% services & maintenance cost on un satisfactory performance
8	Period of honoring bill	Within one week after verification by the engineer. Upon submission of monthly bill along with attendance sheet of deputed operation & maintenance staff, and duly verified by Incharge RE.
9.	Extra duty	= (Monthly Wages / 30) / 8 per hour per operator


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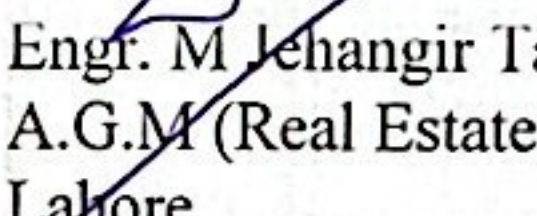
OPERATING & MAINTENANCE STAFF

Monthly Contract for Operation, Maintenance & Servicing 02 No's of Lifts
Installed at State Life Building, Davis Road Lahore.

S.No	Strength	Designation	Qualification	Experience
a.	01	Lift Technician	Diploma / Certificate in related Trade	5 Years In Respective Field
b.	02	Lift Operators	Matric	5 Years In Respective Field
Total	03			

- The contractor shall detail experiences and qualified staff for the operation, servicing and maintenance services that will work exclusively in the building and shall not be diverted to the contractor's other works, the staff must remain at the site of work during their working hours and should have required qualification and experienced in their respective trades.

(Seal & Stamp of the Lift Contractor)

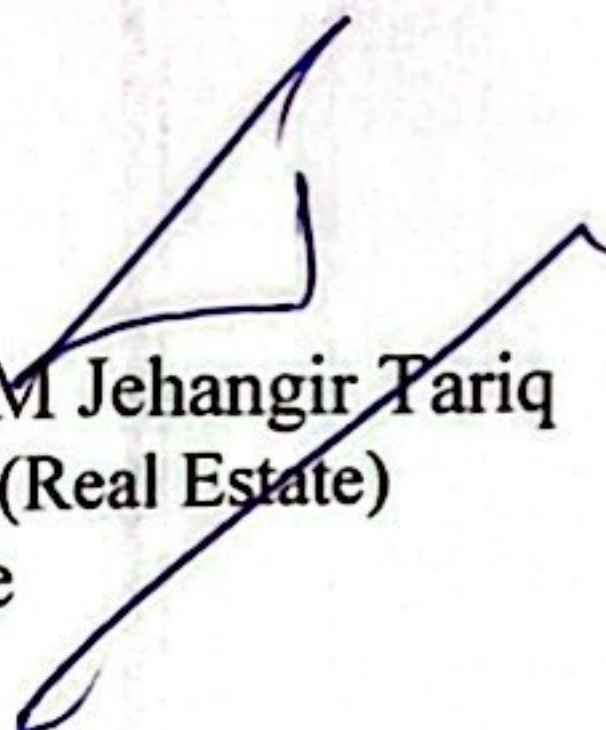

Engr. M Jehangir Tariq
A.G.M (Real Estate)
Lahore

**Monthly Contract for Operation, Maintenance & Servicing 02 No's Lifts Installed at State
Life Building, Davis road Lahore**

Scope of Works & General Terms:

1. The contractor shall be responsible for the following:
 - a. All staff required for the work and as listed.
 - b. All tools, cleaning brushes, instruments and equipment required to carry out the works. Contractor will also provide necessary tools & instruments at site, which are required for diagnosis of Fault in the Control.
 - c. Supply of miscellaneous items required for work such as cotton waste and cloth, grease etc.
 - d. To keep all the spaces, lift / equipment room etc. neat and clean
 - e. Check for the working of all Electrical, Electronic and Mechanical components.
 - f. Proper cleaning of control panel, Mechanics, checking of all moving parts, oiling, greasing wherever required.
 - g. The contractor will submit every month's detailed check / inspection list of each lift regarding performance & condition of Lifts.
2. State Life will supervise & regulate the work of lift contractor through its Real Estate Department. The contractor shall follow all instruction issued to him by State Life in respect of all the works contained in scope of work
3. The contractor shall ensure that the systems, are operated, maintained and serviced efficiently to avoid break down during normal operation.
4. The work of routine servicing and maintenance as required must be completed by the contractor's staff everyday
5. The contractor / contractor's supervisor, technician shall immediately report any malfunctioning to the Employer Representative.
6. The contractor's will attend promptly to complaints on malfunctioning of any lifts system / parts made by employer's Representative to the contractors and rectify the same of priority basis. A log book will be maintained to record the date and time of each complaints and date and time of its rectification.
7. The contractor shall maintain a Register in the form of charts for each lift and record with dated the work of servicing, maintenance etc. as carried out. The contractor shall take confirmatory signatures from Employer's Representative for the work done.

8. The contractor must ensure regular attendance of the approved staff for work and maintain an Attendance Register for the staff and take signature from the Employer's Representative every day.
9. Replacement staff shall be immediately arranged by the contractor if any staff cannot attend to his duties.
10. The employer reserves the right to make deduction on pro-rata basis, of which the Employer shall be the sole judge, if the attendance of contractor's staff is irregular
11. The contractor shall hand over the defective items to the Employer's Representative .the contactor shall maintain the register to recover the new items taken form Employer's store an defective items handed back and take confirmatory signature form the Employer's Representative against each entry.
12. In case any equipment or its parts are damaged or destroyed as a result of negligence of the part of the contractor, his agent or employees, the contractor shall be liable to pay for the rectification a making good of all such damages of losses.
13. The Employer shall be responsible for the following:
 - a. Spares, materials miscellaneous items required for operation, maintenance servicing & minor repairs
14. The Employer shall have the right to terminate this Agreement by giving a written notice of 30 (thirty) days and such the contractor will be paid till the time of actual performance of job.


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