

INTERNAL RENOVATION CIVIL WORKS OF STATE LIFE BUILDING NO.I (TOLARAM) STATION ROAD HYDERABAD

TENDER DOCUMENTS

TENDER NO.CIVIL/July/TOLARAM/2025

INVITATION TO BID

TENDER NO.CIVIL/July/TOLARAM/2025



INTERNAL RENOVATION CIVIL WORKS OF STATE LIFE BUILDING # 01 (TOLA RAM) STATION ROAD HYDERABAD

1. State Life Insurance Corporation of Pakistan Real Estate Division invites electronic bids through e-pad under **single stage single envelop** procedure as per PPRA Rules having 05 years' experience in relevant field.
3. **A single package containing Firm / company Profile and related documents**, duly signed and stamped in complete conformity should be uploaded on e-pads before given below time & date. Late submission will be rejected and returned.
4. E-Bids must be accompanied by a Bid Security of **Rs.100,000/-** in shape of Pay order / Bank Draft in favor of State Life Insurance Corporation of Pakistan must be uploaded on E-pad and along with physical bid submission to mentioned address up to **11:00 A.M.** on or before **05-08-2025**.
5. State Life reserves the right to accept or reject any or all the Bids in the Light of PPRA Rules.

Assistant General Manager/ In-charge

Real Estate Department
State Life Building # 03
Thandi Sarak, Hyderabad.

022-9200353



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SALIENT FEATURES

S#	E-pad registration / submission	Bidders which are registered with PPRA E-pads need to apply
I.	Place of opening of e-Bid	Office of In charge Real Estate Department SLB #3 Hyderabad
II.	Date & Time for submission of E-bids	<u>05-08-2025</u> (11:00 hrs)
III.	Date & Time for opening of E-bids	<u>05-08-2025</u> (11:00 30 hrs)
IV.	Validity of Bid	180 days from submission
V.	Commencement of work	Not later than 07 days from the date of issuance of letter of award.
VI.	Amount of bid security in the shape of pay order / bank draft	Rs.100,000/-
VII.	Release of Bid Security	a. To unsuccessful Bidder after acceptance of award of work. b. To successful Bidder upon completion of work
VIII.	Retention Money	10% of quoted amount
IX.	Defect liability period	6 six months
X.	Completion period	90 days from acceptance of LOA
XI.	Liquidated Damages	Rs.10,000/- per day maximum 10% of quoted amount
XII.	Taxes, NOCs	All applicable taxes and cost of NOCs if required will be borne by the bidder.



MANDATORY REQUIREMENT.

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Following shall be part of Bid.

1. E-PAD registration
2. Income Tax Registration with FBR.
3. SST Registration with SRB.
4. Minimum 05 years relevant civil works Experience.
5. Company Profile.
6. Undertaking that the firm is not blacklisted by any of Provincial or Federal Government Department. Agency, Organization or autonomous body Private Sector Organization anywhere in Pakistan.





INTRODUCTION

- *State Life Building No.1, (Tola Ram building) first floor was purchased by SLIC in the year 1969, and is in dilapidated condition with total area measuring 3960 Sft which needs major renovation works. That SLIC is owner of first floor of Tola Ram building only whereas at ground floor shops of different owners are running & 2nd floor are been operated by other owners. The subject building was constructed at least 100 years ago, and keeping in view the unique & antique structure of building, it require civil repair/ restoration works with specified terms & conditions.*
- *SLIC owned floor consist of two main Halls with corridor in centre. At north & south of building there are streets where different shops exist.*
- *Both hall are equipped with 03 three nos of Galleries to north and south with two front galleries. All windows at galleries contain color glasses and doors are made of teak.*
- *At rights side hall, SLIC area offices are established whereas left side hall is vacant and dilapidated condition need civil renovation works inclusive of flooring, ceiling and electrical refurbishment works with false ceiling.*
- *Toilet block needs to be rebuilt with all inputs with steers at entrance.*



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(The Bidders are required to fill in all the blank spaces in the Bidding document)

AGM (Real Estate)

State Life Insurance Corporation of Pakistan,
Real Estate Division,
7th Floor, State Life Building No.3,
Thandi sarak,
Hyderabad.

Dear Sir,

1. Having examined the tender documents, schedules, site conditions / locations for the above named works, we, the undersigned offer to carry out the said works in accordance with the said tender documents, schedules, site conditions as applicable in all respects for the amount mentioned in the connected BOQ.
2. In consideration of your consent to examine this tender, we undertake if our tender is accepted:-
 - a) To commence the work within the period mentioned in the salient features after receipt of written orders to commence.
 - b) To sign the formal Contract Agreement after issuance of the Letter of Acceptance of work and to pay all costs towards the preparation of Contract Agreement.
 - c) To abide by and fulfill all the terms and provisions of the said conditions of contract.
3. The bid security Rs.100,000/- has been tendered, the full value of which is to be absolutely forfeited by you, without prejudice to any other rights and remedies which you may have, should we fail to commence the work or execute the formal Contract Agreement, within the periods specified above, otherwise said sum of bid entered into and executed by us on acceptance of our tender.
4. We hereby confirm that we have examined the tender documents and schedules, have inspected the site and have obtained all the information which may affect this tender. We understand that no claim will be admitted by you which may arise from our pleading ignorance of the nature of work.



5. We agree to abide by this tender for the period stated from the date of opening of the tenders and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
6. Understand that certain information applicable to the contract which is the subject of this tender is set forth for ease of reference.
7. We understand that you are not bound to accept the lowest or any tender you may receive, and that you will not defray any expenses incurred by us in tendering.

Dated this _____ day of _____ 2025

Signature _____

In the capacity of _____

duly authorized to sign tenders for and on behalf of

M/s. _____

(Full Address)

Witness _____

Address _____

Occupation _____



STATE LIFE INSURANCE CORPORATION OF PAKISTAN
Real Estate Division

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STATE LIFE INSURANCE CORPORATION OF PAKISTAN

Real Estate Division

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GENERAL TERMS & CONDITIONS OF THE CONTRACT:

- i. The bidders should visit the site and satisfy themselves as to the site conditions, full extent and nature of the work and the conditions effecting the execution of work in all respects. Claims on the grounds of want of knowledge in such respects or otherwise shall not be entertained.
- ii. The contractor shall take maximum care of adjoining equipment / location and work. If any damage is caused such items, the contractor shall rectify free of cost to the satisfaction of (State Life Representative) Engineer.
- iii. The amount of Bid Security for the tender shall be **Rs.100,000/-**. It shall be in shape of Pay order / Banker's cheque in favor of State Life Insurance Corporation of Pakistan.
- iv. Work should be completed within '**90**' days from the acceptance of Letter of Award of Work.
- v. Penalty for late completion of work shall be Rs. 10000/- per day subject to maximum of 10% of the contract amount.
- vi. Incomplete, conditional, late and Bid without Bid Security as specified above, shall be rejected.
- vii. All related experience in the related field / works must be furnished with the bid.
- viii. State Life Insurance Corporation of Pakistan (SLIC) shall accept material / equipment strictly in accordance with the specifications & to the satisfactions of SLIC Engineer, Any inferior or sub – standard material, if used, shall be rejected out rightly.





- ix. Contractor will fully coordinate with the concerned staff during the execution of work.
- x. On the completion of the works the Contractor shall, except and otherwise specifically provided, clear away and remove from the site all constructional plant, temporary works, surplus materials, wreckage and rubbish of every kind, shall reinstate and leave the whole of the site and the works clear and in a workman like condition to the satisfaction of the Engineer and as per rules of cantonment board.
- xi. In case of any dispute, Divisional Head (Real Estate) State Life is the final arbitrary authority to settle the matter and it will be liable to accept the decision by both parties. Whereas contractor shall be implied in any action commenced and further to enforce of any decree or order.
- xii. All prevailing government taxes / levies will be borne by the contractor.
- xiii. If the contractor unable to finish the work within given time / maximum of 30 days beyond the date of completion, SLIC may exercise the option to terminate the contract and get the remaining work executed from other contractor at his cost & risk. In such case only amount left after deducting the work cost and penalty will be paid with un-satisfactory performance certificate to contractor. Moreover, SLIC may further consider Black listing of the Firm / Contractor.
- xiv. State Life Insurance Corporation of Pakistan, reserves the right to reject any or all offers, as per provisions of PPRA Rules.

SIGNATURE & SEAL OF THE CONTRACTOR



STATE LIFE INSURANCE CORPORATION OF PAKISTAN
Real Estate Division

BILL OF QUANTITIES



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BILL OF QUANTITY

S#	Item Description	Unit	QTY	Unit rate (Rs)	Amount (Rs)
01	Removal of existing tiles and steps disposing off the waste material from site on safe side as per municipal rule	SFT	1500		
02	Providing & Fixing Granite files 24"x24" Approved shade, on floor of Hall with 02 1/2" thick cement Sand Mortar 1:2 complete in all respect with white cement filling.	SFT	1200		
03	P/F 3/8" thick Botanic 12''x 12''Marble of approved shade / color on stairs & risers with high bond cement after providing necessary cuts, & properly polished with thread filled complete in all respect	SFT	220		
04	Dismantling/removing of existing wash room tiles / drain lines / W.C & disposing off the waste material from site as per Municipal rule.	SFT	100		
05	Providing / applying anti leakage solution coat along the floor with joints filled with standard solution.	SFT	100		
06	Providing thick 1:2:4 C.C base for laying tiles complete in all respect.	SFT	600		
07	Providing lying 5" Dia waste pipes along with sockets, bends, tees etc. of make Dadex or equivalent to final waste point complete in all respect.	RFT	100		
08	Providing/ fixing glazed files on floor/walls up to 5' ft height at washroom of approved shade/quality of make master/Shabbir or equivalent in 1:1 cement sand mortar and filling of tiles joints with cement complete in all respect.	SFT	300		
09	Providing/ fixing Indian type W.C with flash tank of make master /karam cera or equivalent i/c of all necessary fittings complete in all respect.	Nos.	02		
10	Providing / Fixing of 18 gauge metal 16 gauge chowked for 03 Nos. doors complete in all respect	RFT	60		
11	P/F wash basin with pedestal i/c pillar cock waste pipe & necessary fitting master/Karam cera or equivalent complete in all respect.	Nos.	02		
12	P/F ply flush doors of portal wood frame fixed with 5mm ply fitted with one.no. alpha lock and painted with enamel paint of make ICI/Robbialac or equivalent of approved color/shade complete in all respect	SFT	60		



13	Repair of settlement / shear cracks present in the walls. The works includes cutting of cracked area to a section. of 3" wide & 1" deep and fixing of approved MS mesh with 2" steel nails 2". The cavity to be smoothly repaired and plastered with 1:3 plaster including curing, etc. in all respects	L/S	L/S		
14	Providing '02' coats ICI Paintex or equivalent water based paint on walls ceiling after rubbing / filling & surface preparation work include applying primer and wall putty etc complete in all respect	SFT	2500		
15	Providing '02' coats of enamel paint of approved shade on wooden doors / metal grill with rubbing / filling & surface preparation complete in all respect	SFT	1000		
16	Providing & Fixing of gypsum false ceiling board 2' x 2' of approved design / color with aluminum fixtures / hanging material complete in all respect.	SFT	1200		
17	Electrical copper wiring / cabling Pakistan cable or equivalent with desired points minimum 12' nos. china sheets with connected breaker, circuits complete in respect	L/S	L/S		
18	Providing and fixing (Teak wood) window	RFT	60		
19	Providing and fixing LED/ SMD lights 6"x 6" in gypsum sheets (Philips , Osaka)	Nos	30		
20	Providing and fixing fancy concealed switch boards 10 holes	Nos	10		
21	P/F approved colored pen glazed 4mm window glass	SFT	200		
22	Repairing of gallery flooring keeping its elevation design unchanged complete in all respect	Nos	03		
Grand Total					

Note.

- A) The rate quoted must be inclusive of all taxes, profit, overhead charges, etc.(no any escalation cost will be granted due to any reason).
- B) During performance of aforesaid job branded parts/ material as per specification shall be used in accordance with **Recommendations** strictly.

SEAL & SIGNATURE OF CONTRACTOR



1. GENERAL TERMS & CONDITIONS

- a. Bids of eligible Bidders shall be opened and the Most advantageous / lowest evaluated bidder will be awarded the work.
- b. Bidders should familiarize themselves with rules / conditions while preparing their proposals. Bidders are encouraged to ask for any queries. Bidders may liaise with SLIC for gaining better insight into the assignment. Prior to submission of proposal, Bidder shall visit the subject building.
- c. Bidders shall bear all costs associated with the preparation and submission of their proposals. SLIC reserves the right to annul the selection process at any time prior to Contract award, without incurring any liability to the Bidders.
- d. Bidder will at own cost will get NOC's inclusive of all documentation (if applicable) from relevant authorities for execution of all civil works.
- e. SLIC may provide available facilities and inputs as required by the firm.

2. CONFLICT OF INTEREST.

- a. Bidders are required to provide professional, objective, and impartial advice and holding the SLIC's interest paramount. They shall strictly avoid conflict with other assignments or their own corporate interest. Bidders have an obligation to disclose any situation of actual or potential conflict that impacts their capacity to serve the best interest of SLIC, or that may reasonably be perceived as having such effect. Failure to disclose said situations may lead to the disqualification of Bidder or termination of its Contract.
- b. Without limitation on the generality of the foregoing, Bidders, and any of their affiliates, shall be considered to have a conflict of interest and shall not be recruited, under any of the circumstances set forth below.
- c. A Bidder (including its Personnel and Sub- Bidders) or any of its affiliates shall not be hired for any assignment that, by its nature, may be in conflict with another assignment of the Bidder to be executed for the same or for another Procuring Agency.
- d. A Bidder (including its Personnel and Sub- Bidders) that has a business or family relationship with a member of the SLIC staff who is directly or indirectly involved
- e. Contract may not be awarded unless the conflict stemming from this relationship has been resolved.



3. AMENDMENT IN THE DOCUMENT

- a. SLIC may, at any time prior to the deadline for submission of the applications, at its own initiative or in response to a clarification requested by the Applicants, amend the Document, on any account, for any reason. All amendment(s) shall be part of the Document.
- b. SLIC shall notify the amendment(s) in writing to the prospective interested parties as per PPRA Rules, 2004.

4. QUERIES

Queries of the Applicant/firm (if any) for seeking clarifications regarding the services required must be received in writing to SLIC. All queries shall be responded within due time. Any query received after said date shall not be entertained.

5. BID SUBMISSION REQUIREMENT

For this tender PPRA's **Single stage SINGLE envelope bidding procedure** is being adopted.

6. PROPOSAL EVALUATION

From the time the bids are opened to the time the Contract is awarded, the Bidders should not contact the SLIC related to its Financial Proposal. Any effort by Bidders to influence the SLIC in the examination, evaluation, ranking of proposals, and recommendation for award of Contract may result in his disqualification.

7. AWARD OF CONTRACT

SLIC shall award the Contract to the Bidder to the lowest evaluated bidder. After receiving letter of award of contract bidder is required to sign an agreement for the specified work.

- a. *The bidder shall be fully responsible for the correctness and suitability of their design/estimate and the safety of the building/structure and services built according to specifications.*
- b. *If SLIC suffers any losses due to proven faults, error, delay or omission in design on the part of bidder or any of their associates up to the satisfaction of the works/project, bidder shall be liable to make good all such losses.*

Signature and Seal of Bidder

