

Tender Notice INVITATION TO BID

TENDER NO. SLIC/RE-CIVIL-MAINTT/1109/2025

State Life Insurance Corporation of Pakistan (SLIC) invites bids through **EPADS**, under **Single stage one Envelope Procedure**, from the experienced firms / contractors of the field registered with Income Tax Department, Sindh Revenue Board for SST & who are on Active Taxpayers List of the Federal Board of Revenue (**FBR**), have valid **PEC** Registration in **C - 6 and above Category** and eligible to handle the work for **Tender for Roof Treatment & Repair and Maintenance work at Terrace at 2nd Floor State Life Building No.11, Abdullah Haroon Road, Karachi.**

Bidding Documents, containing detailed terms and conditions etc. are available for download on **PPRA** website www.ppra.org.pk and **State Life** website www.statelife.com.pk free of cost.

The bids prepared in accordance with the instructions in the bidding documents, must be submitted through **EPADS** on or before **05-11-2025** up to **11:00 A.M.** Bids will be opened on same day at **11:30 A.M.**

Contractors are advised to submit **Original Bid Security** on or before **closing date and time** in the office of undersigned.

This advertisement is available on **PPRA** website www.ppra.org.pk and **State Life** website www.statelife.com.pk, however the bids shall be submitted through **EPADS**. Any bid submitted other than **EPADS** will not be considered.

AGM (Civil / Maintt:) - RE

State Life Insurance Corporation of Pakistan,
4th Floor Annexy Bldg., Real Estate Division,
State Life Building No.9, Principal Office,
Dr. Ziauddin Ahmed Road, Karachi.
Phone #: 021-99202848, 0302-3473400

REAL ESTATE DIVISION

Principal Office,
State Life Building No. 9,
Dr. Ziauddin Ahmed Road,
Karachi - 75530
TELEPHONE : UAN: 111-111-888
PABX : 9202800-9
D. H. (RE) : 9202873
TELEFAX : 9202877
E-mail : dhred@statelife.com.pk
Website : www.statelife.com.pk

Dated: _____

Sub: Tender for Roof Treatment & Repair and Maintenance work at Terrace at 2nd Floor State Life Building No.11, Abdullah Haroon Road, 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 **EPADS**.

- a. Valid PEC Registration in C - 6 & above Category.
- b. Proof of (Active) **NTN** and **SRB** Registration for **SST**.
- c. **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.
- d. Detail of **Construction work** done during last 5 years. (Minimum (04) projects completed and in hand, each not less than Rs.1 Million.
- e. Bank statement for the period from January' 2022 to December' 2024 with average annual turnover of Rs.3 Million.

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 **EPADS** on or before **05-11-2025 up to 11:00 A.M.** Bids will be opened on same day at **11:30 A.M.** in presence of bidders if they wish to be present. **Bid Security Rs.60,000/-** 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, 4th Floor, Annexy Building, 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, Scaffolding Overheads, Profits, Taxes, surcharges, SST 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	RATE	AMOUNT
1	<u>Roof Treatment work:</u> Providing and apply roof treatment work over terrace as specified below: - Dismantling the existing all types of cement concrete pads, block masonry of any thickness & other unusable material etc, and disposed of same outside the building as directed by Incharge building. - Removing the existing loose and broken screeding over surface of terrace and repair the cracks with 1:3 cement sand motor added with chemical bond. - Providing & lay 02 coats of approved best quality hot bituminous (each coat shall be 1½ mm thick) of grade 10/20 local make. - Providing & lay 0.5 mm thick PVC geo membrane sheet of approved make. - Providing & lay 2½" thick cement concrete flooring in 1:2:4 mix in panel size 4 ft: x 4ft with 5mm thick & 2½" wide marble strip around each panel and to provide smooth top surface in proper slope for draining rain water into rain drains on terrace complete in all respect.	10000	Sft:		
2	<u>CC Gola:</u> Removing the existing weak / loose C.S. mortar at existing joint of parapet wall and surface of roof and providing & apply 4" th: avr: & 6" wide cement concrete gola in 1:6 in slope.	1000	Rft:		
3	<u>CS Plaster:</u> Providing & applying ¾" thick cement sand CS plaster in 1:4 mix on the masonry walls at terrace / stair including curing making of joints, work also include removal of loose CS Plaster where required all works shall be carried out as per satisfaction of Engineer Incharge.	1000	Sft:		

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BOQ

S.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
4	<u>Roof Drainage (Rain Drain Pipes and Fittings):</u> Providing and fixing UPVC pipes make of AGM, DADEX, Pak Arab or approved equivalent, confirming to ASTM D-1785 schedule 41 and fittings confirming to D-2466 schedule 40 for rain drain pipe with all fittings i.e. socket, bend, tee, elbow, reducer where required to be installed for rain drain from terrace area to ground level as per existing lay out / pattern including cutting the RCC Chajja / members, masonry wall of any thickness to pass the pipes and making the damaged surfaces in good condition and Removing the old existing pipes as per direction of Engineer Incharge including all testing and commissioning as per engineering practice. 4" Dia:	300	Rft:		
5	<u>Repair of Ceiling of RCC Projection, Beams, Slab & Columns.</u> Removing the existing weak / loose CS Plaster/CC layer of RCC projections, surface of RCC beams, slab & columns (External / Internal Areas) at any floor height and providing & apply treatment over damaged surfaces as under: • Apply adequate coats of Red Oxide Primer over exposed reinforcement properly. • Apply LANKO 731 with cement with ratio 1:1 and mix with water over the surfaces. Apply ¾" th: CS Plaster in 1:3 (02 layers where required) over the treated surfaces of ceiling of RCC projection, beams and masonry walls upto required depth to maintain with exiting level.	900	Sft:		
6	<u>Repair of Manhole:</u> Removing the masonry around existing manholes at terrace and providing & lay 5" th: and 8" high block masonry including ¾" th: cement plaster in 1:4 on all surfaces.	250	Rft:		
7	<u>RCC Manhole Covers:</u> Providing and making RCC manhole covers of 2½" thick RCC slab 1:2:4 & (reinforcement bars ¼" Dia: at 6" C/C both ways) with 1½"x1½"x¼" angle iron fixed with RCC slab ¾" thick cement plaster 1:4 on all surfaces.	200	Sft:		
8	<u>Repair of Stair:</u> Removing the broken / loose tiles & CC surface of existing stair and providing and lay 8mm thick porcelain tile of approved size and shade in 1:4 CS mortar including repair of concrete surfaces of treads, rise with 1:6 CS mortar upto required thickness complete in all respect.	600	Sft:		

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BOQ

S.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
9	<u>UPVC Door Shutter:</u> Providing and fixing UPVC 1½" th: door shutter 3'x7' size in stair area at terrace. Cost includes 03 hinges, tower bolt, heavy duty SS door lock, Khas / Kgi Newstar including removal of existing wooden door shutter complete in all respect as per direction and satisfaction of Engineer Incharge.	01	each		
10	<u>Emulsion Paint:</u> Providing and applying 03 or more coats of semi plastic emulsion paint ICI., Gobies, Berger or equivalent, approved shades of paint on existing masonry and wooden partition walls. The works includes working at any height, sand papering leveling, cleaning of wall dust, defective surfaces including 01 coat of primer paint (wherever required/desired).	1000	Sft:		
11	<u>Enamel Paint:</u> Providing and applying 03 or more coats of ICI/ Berger/Nelson or equivalent on all surface of trades, steps, handrail etc., of existing iron stairs in terrace including 01 coat of red oxide of approved make complete in all respects as per direction and satisfaction of Engineer Incharge. (quantity for payment shall be measured the length of flight of stair)	50	Rft:		
12	<u>Rock Wall:</u> Dismantling/removing the loose / broken surfaces from front elevation wall and RCC projections including preparing the area and applying natural rock wall finishes of selected marble chips to provide durable crust to wall, thickness 2mm to 4mm with application of acrylic co-polymer emulsion including scaffolding including cleaning area and removal of debris complete in all respect as per direction/ satisfaction of Engineer / Incharge.	600	Sft:		
13	Add: Contingences.	LS.	JOB		(+) 500,000/-
	Total Amount (Rs.)				
	Add: SST @ 8%				
	Total Amount (Including SST) Rs.				

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SPECIAL CONDITIONS

1	Date, Time & Place of Opening of Tender through EPADS.	:	05-11-2025 - 11:30 AM Office of REFC Real Estate Division, 4th Floor, Annexy Building, State Life Building No.9, Dr.Ziauddin Ahmed Road, Karachi.
2	Signing of Contract Agreement.	:	Within 02 days after receipt of Letter of Award (LOA).
3	Date of Commencement of Work	:	Within 02 days after signing of Contract Agreement.
4	Time of completion of work from the date of commencement of work.	:	30 Days - Holidays inclusive
5	Amount of Liquidated Damages.	:	0.15% for each day of delay in completion of the Works subject to a maximum of 10% of Contract Price.
6	Defect Liability Period.	:	12 (Twelve) Months.
7	Method of Payment.	:	Through R/Bill Not less than 3 (Million) except 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. 60,000/-
11	Bid Validity.	:	180 Days.
12	Performance Security	:	10% of contract amount.
13	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.
14	Bid security (Bank Draft/Pay order) in favour of "State Life Insurance Corporation of Pakistan" to be submitted on or before closing date and time of tender. Tenders with payorder/bank draft having different names shall be rejected.	:	• Shall be released to un-successful bidders on acceptance/scrutiny of the lowest bid. • To the lowest bidder on satisfactory completion of entire works.

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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 & SST 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. *Contractor shall be responsible to get NOC / Approvals for installation of scaffolding and repair of subject work from relevant authorities i.e. Cantonment Board, SBCA / Town Municipal Authority (TMA). However, the cost of Challan / Government fees shall be paid by State Life.*
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.
- k. Contractor will furnish an **insurance** for an amount of at least **three percent (3%) of contract price** compensation against any death or injury or any damages, loss which may occur to any property including that of employer or any person (including any employee of the employer / contractor) by or arising out of the execution of the work or temporary works or in carrying out of the contract and the remedying of any defects therein.
- l. **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.**
- m. 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.