

Tender Notice
INVITATION TO BID

TENDER NO. SLIC/RE-CIVIL-MAINTTT/0503/2024

State Life Insurance Corporation of Pakistan (SLIC) invites bids through **e-PADS**, 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**) and valid **PEC** Registration in **C-5 & above category** and eligible to handle the work for **Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in 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 e-PADS on or before **08-04-2024** upto **11:00 A.M.** Bids will be opened on same day at **11:30 A.M.**

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 e-PADS. Any bid submitted other than e-PADS will not be considered.

AGM (Civil / Maintt:) - RE

State Life Insurance Corporation of Pakistan
5th Floor, Real Estate Division
State Life Building No.9, Principal Office,
Dr. Ziauddin Ahmed Road, Karachi.
Phone #: 021-99202848, 021-99204520

Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi

**STATE LIFE INSURANCE CORPORATION OF
PAKISTAN PRINCIPAL OFFICE KARACHI - REAL
ESTATE DIVISION**

Date: 14-03-2024



Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi

FINANCIAL BID

BIDDING AND CONTRACT DOCUMENTS

TENDER NO. SLIC/RE-CIVIL-MAINTT/0503/2024

**INSTRUCTIONS TO BIDDERS
BIDDING DATA
FORM OF BID & SCHEDULES TO BID
STANDARD FORMS
CONDITIONS OF CONTRACT
SPECIFICATIONS (Special Provisions)
SPECIFICATIONS (Technical Provisions)
DRAWINGS**

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INVITATION TO BIDS

Bid Reference No: SLIC/RE-CIVIL-MAINTT/0503/2024

1. **State Life Insurance Corporation of Pakistan (SLIC)** invites bids through **e-PADS**, 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**) and valid **PEC** Registration in **C-5 & above category** and eligible to handle the work for **Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.**
2. 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.
3. The bids prepared in accordance with the instructions in the bidding documents, must be submitted through e-PADS on or before **08-04-2024** upto **11:00 A.M.** Bids will be opened on same day at **11:30 A.M.**
4. Bids will be received only from those firms who are registered with **PPRA** for **e-Procurement** on **e-PADS System.**
5. State Life reserve the rights to accept or reject any or all the Bids in the Light of **PPRA Rules.**

INSTRUCTIONS
TO
BIDDERS

INSTRUCTIONS TO BIDDERS

A. GENERAL

IB.1 Scope of Bid

- 1.1 The Employer as defined in the Bidding Data hereinafter called “the Employer” wishes to receive bids for the works as described in these Bidding Documents, and summarized in the Bidding Data hereinafter referred to as the “Works”.

IB.2 Source of Funds

- 2.1 The Employer has arranged funds from its own sources.

IB.3 Eligible Bidders

- 3.1 This Invitation for Bids is open to all bidders meeting the following **Mandatory** requirements:
- a. Valid **NTN** and **SRB** for **SST** Registered.
 - b. PEC Registered in **C-5** and above category.
 - c. **Not backlisted** by any of Provincial or Federal Government Department, Autonomous body or Private Sector Organization anywhere in Pakistan.
 - d. Detail of construction work done during **last 6 years**. (Minimum **04 projects** work completed and in hand, each not less than **Rs.8 Million**).
 - e. Bank statement for the period from **January’ 2021 to December’ 2023** with minimum average annual value of **Rs. 20 Million**.
- 3.2 In case any of the mandatory documents mentioned above is missing the financial bid will not be considered.

IB.4 Cost of Bidding

- 4.1 The bidders shall bear all costs associated with the preparation and submission of their respective bids and the Employer will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

IB.5 Site Visit

- 5.1 The bidders are advised to visit and examine the Site of Works and its surroundings and obtain for themselves on their own responsibility all information that may be necessary for preparing the bid and entering into a contract for the Works. All cost in this respect shall be at the bidder’s own expense.

B. BIDDING DOCUMENTS

IB.6 Contents of Bidding Documents

6.1 The Bidding Documents, in addition to invitation for bids, are those stated below and should be read in conjunction with any Addenda issued in accordance with Clause IB.8.

1. Instructions to Bidders.
2. Bidding Data.
3. Form of Bid & Appendices to Bid.
Appendices to Bid comprise the following:
 - i. Schedule A: Contract Data.
 - ii. Schedule B: Schedule of Prices.
 - iii. Schedule C: Proposed Programme of Works.
 - iv. Schedule D: Organization Chart for Supervisory Staff and Labour.
 - v. Schedule E: List of Major Equipments.
4. **Conditions of Contract:**
5. **Standard Forms:**
 - i. Performance Security.
 - ii. Form of Contract Agreement.
6. **Specifications:**
 - i. Special Provision.
 - ii. Technical Provision.
7. **Drawings:**

IB.7 Clarification of Bidding Documents

7.1 Any prospective bidder requiring any clarification (s) in respect of the Bidding Documents may notify the Employer in writing through e-PADS as indicated in the Invitation for Bids.

IB.8 Amendment of Bidding Documents

- 8.1 At any time prior to the deadline for submission of bids, the Employer may, for any reason, whether at his own initiative or in response to a clarification requested by a prospective bidder, modify the Bidding Documents by issuing addendum.
- 8.2 Any addendum thus issued shall be part of the Bidding Documents pursuant to Sub-Clause 6.1 hereof and shall be communicated in writing to all purchasers of the Bidding Documents. Prospective bidders shall acknowledge receipt of each addendum in writing to the Employer.

C. PREPARATION OF BIDS

IB.9 Language of Bid

9.1 The bid and all correspondence and documents related to the bid exchanged by a bidder and the Employer shall be in the bid language stipulated in the Bidding Data and Particular Conditions of Contract. Supporting documents and printed literature furnished by the bidders may be in any other language provided the same are accompanied by an accurate translation of the relevant parts in the bid language, in which case, for purposes of evaluation of the bid,

the translation in bid language shall prevail.

IB.10 Documents Accompanying the Bid

10.1 The bid prepared by the bidder shall comprise the following components:

- a. Covering Letter
- b. Form of Bid duly filled, signed and stamped.
- c. Schedules (A to E) to Bid duly filled and initialed in accordance with the instructions contained therein & in accordance with Sub-Clause IB.16.3.
- d. Bid Security furnished in accordance with Clause 1B.13.

10.2 Bids submitted by a joint venture of two (2) or more firms shall comply with the following requirements:

- a. the bid and in case of a successful bid, the Form of Contract Agreement shall be signed so as to be legally binding on all partners;
- b. one of the joint venture partners shall be nominated as being in charge; and this authorization shall be evidenced by submitting a power of attorney signed by legally authorized signatories of all the joint venture partners;
- c. the partner-in-charge shall always be duly authorized to deal with the Employer regarding all matters related with and/or incidental to the execution of Works as per the terms and Conditions of Contract and in this regard to incur any and all liabilities, receive instructions, give binding undertakings and receive payments on behalf of the joint venture;
- d. all partners of the joint venture shall at all times and under all circumstances be liable jointly and severally for the execution of the Contract in accordance with the Contract terms and a statement to this effect shall be included in the authorization mentioned under Sub-Para(b) above as well as in the Form of Bid and in the Form of Contract Agreement (in case of a successful bid); and
- e. a copy of the agreement entered into by the joint venture partners shall be submitted with the bid stating the conditions under which it will function, its period of duration, the persons authorized to represent and obligate it and which persons will be directly responsible for due performance of the Contract and can give valid receipts on behalf of the joint venture, the proportionate participation of the several firms forming the joint venture, and any other information necessary to permit a full appraisal of its functioning. No amendments / modifications whatsoever in the joint venture agreement shall be agreed to between the joint venture partners without prior written consent of the Employer.

IB.11 Bid Prices

- 11.1 Unless stated otherwise in the Bidding Documents, the Contract shall be for the whole of the Works as described in Sub-Clause 1.1 hereof, based on the unit rates and / or prices submitted by the bidder.
- 11.2 The bidders shall fill in rates and prices for all items of the Works described in the Bill of Quantities. Items against which no rate or price is entered by a bidder will not be paid for by the Employer when executed and shall be deemed covered by rates and prices for other items in the Bill of Quantities.
- 11.3 The unit rates and prices in the Schedule of Prices shall be quoted by the bidder in the currency as stipulated in Bidding Data.

IB.12 Documents Establishing Bidder's Eligibility and Qualifications

- 12.1 Pursuant to Clause IB.6, the bidder shall furnish, as part of its bid, documents establishing the bidder's eligibility to bid and its qualifications to perform the Contract if its bid is accepted.
- 12.2 Bidders must possess and provide evidence of its capability and the experience as stipulated in Bidding Data and in the Bidding Documents.

IB.13 Bid Security

- 13.1 Each bidder shall furnish, as part of his bid, a **Bid Security** as **stipulated in the Bidding Data** in Pak Rupees in the form of pay order/demand draft in favour of employer and must be submitted at the address given in tender notice before closing date & time else their bid will be rejected.
- 13.2 **Any bid not accompanied by an acceptable Bid Security shall be rejected by the Employer as non-responsive.**
- 13.3 The bid securities of 3rd lowest & above bidders will be returned upon scrutiny of bids while to 2nd lowest after award of work to successful bidder.
- 13.4 The Bid Security of the successful bidder will be returned when the bidder has furnished the required performance security and signed the Contractor Agreement.
- 13.5 The Bid Security may be forfeited:
 - a. if the bidder withdraws his bid during the period of bid validity or
 - b. if the bidder does not accept the correction of his Bid Price pursuant to Sub-Clause 25.2 hereof; or
 - c. In the case of successful bidder, if he fails within the specified time limit to:
 - i. Furnish the required performance security.
 - ii. Sign the Contract Agreement in accordance with sub-clause

IB.31.1.

IB.14 Bid Validity

- 14.1 Bids shall remain valid for the period stipulated in the Bidding Data after the Date of Bid Opening.
- 14.2 In exceptional circumstances, prior to expiry of the original bid validity period, the Employer may request that the bidders extend the period of validity for a specified additional period which shall in no case be more than the original bid validity period. The request and the responses thereto shall be made in writing.

A bidder may refuse the request without forfeiting his Bid Security. A bidder agreeing to the request will not be required or permitted to modify his bid.

IB.16 Format and Signing of Bid

- 16.1 Bidders are particularly directed that the amount entered on the Form of Bid shall be for performing the Contract strictly in accordance with the Bidding Documents.
- 16.2 All appendices / schedules to Bid are to be properly completed and signed.
- 16.3 No alteration is to be made in the Form of Bid nor in the Appendices thereto except in filling up the blanks as directed. If any such alterations be made or if these instructions be not fully complied with, the bid may be rejected.
- 16.4 Each bidder shall prepare by filling out the forms completely and without alterations one (01) copy, specified in the Bidding Data, of the documents comprising the bid as described in Clause IB.6.
- 16.5 The original copy of the bid shall be typed or written in indelible ink and shall be signed by a person or persons duly authorized to sign on behalf of the bidder. All pages of the bid shall be initialed and stamped by the person or persons signing the bid.

D. SUBMISSION OF BIDS

IB.17 Sealing and Marking of Bids

17.1 Each bidder shall submit his bid as under:

- (a) ORIGINAL copy of the Bid shall be signed, stamped and marked as **“Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.”** and
- (b) be addressed to the Employer at the address provided in the Bidding Data;

IB.18 Deadline for Submission of Bids

18.1 Bids must be received by the Employer at the address specified no later than the time and date stipulated in the Bidding Data.

IB.19 Late Bids

19.1 Any bid received by the Employer after the deadline for submission of bids prescribed in Bidding Data will be returned unopened to such bidder.

IB.20 Modification and Withdrawal of Bids

- 20.1 Any bidder may modify or withdraw his bid after bid submission provided that the modification or written notice of withdrawal is received by the Employer prior to the deadline for submission of bids.
- 20.2 Withdrawal of a bid during the interval between the deadline for submission of bids and the expiration of the period of bid validity specified in the Form of Bid may result in forfeiture of the Bid Security in pursuance to Clause IB.13.5 (a).

E. BID OPENING AND EVALUATION

IB.21 Bid Opening

- 21.1 The Employer will open the bids, including withdrawals, substitution and modifications made pursuant to Clause IB.20, in the presence of bidders' representatives who choose to attend, at the time, date and location stipulated in the Bidding Data.
- 21.2 The bidder's name, total Bid Price and any discounts, bid modifications and withdrawals, the presence or absence of Bid Security, and such other details as the Employer may consider appropriate, will be announced by the Employer at the opening of bids.

IB.22 Process to be Confidential

22.1 Information relating to the examination, clarification, evaluation and comparison of bid and recommendations for the award of a contract shall not be disclosed to bidders or any other person not officially concerned with such process before the announcement of bid evaluation report which shall be done at least fifteen (15) days prior to issue of Letter of Acceptance. The announcement to all Bidders will include table(s) comprising read out prices, discounted prices, price adjustments made, final evaluated prices and recommendations against all the bids evaluated. Any effort by a bidder to influence the Employer's processing of bids or award decisions may result in the rejection of such bidder's bid. Whereas any bidder feeling aggrieved may lodge a written complaint not later than fifteen (15) days after the announcement of the bid evaluation report; however mere fact of lodging a complaint shall not warrant suspension of the procurement process.

IB.23 Clarification of Bids

23.1 To assist in the examination, evaluation and comparison of bids, the Employer may, at his discretion, ask any bidder for clarification of his bid, including breakdowns of unit rates. The request for clarification and the response shall be in writing but no change in the price or substance of the bid shall be sought, offered or permitted.

IB.24 Examination of Bids and Determination of Responsiveness

24.1 Prior to the detailed evaluation of bids, the Employer will determine whether each bid is substantially responsive to the requirements of the Bidding Documents.

24.2 A substantially responsive bid is one which (i) meets the eligibility criteria; (ii) has been properly signed; (iii) is accompanied by the required Bid Security; and (iv) conforms to all the terms, conditions and specifications of the Bidding Documents, without material deviation or reservation. A material deviation or reservation is one (i) which affect in any substantial way the scope, quality or performance of the Works; (ii) which limits in any substantial way, inconsistent with the Bidding Documents, the Employer's rights or the bidder's obligations under the Contract; or (iii) adoption/rectification whereof would affect unfairly the competitive position of other bidders presenting substantially responsive bids.

24.3 If a bid is not substantially responsive, it will be rejected by the Employer, and may not subsequently be made responsive by correction or withdrawal of the non-conforming deviation or reservation.

IB.25 Correction of Errors

- 25.1 Bids determined to be substantially responsive will be checked by the Employer for any arithmetic errors. Errors will be corrected by the Employer as follows:
- (a) where there is a discrepancy between the amounts in figures and in words, the amount in words will govern; and
 - (b) where there is a discrepancy between the unit rate and the line item total resulting from multiplying the unit rate by the quantity, the unit rate as quoted will govern, unless in the opinion of the Employer there is an obviously gross misplacement of the decimal point in the unit rate, in which case the line item total as quoted will govern and the unit rate will be corrected.
- 25.2 The amount stated in the Form of Bid will be adjusted by the Employer in accordance with the above procedure for the correction of errors and with the concurrence of the bidder, shall be considered as binding upon the bidder. If the bidder does not accept the corrected Bid Price, his Bid will be rejected, and the Bid Security shall be forfeited in accordance with Sub- Clause 13.5.(b) hereof.

IB.26 Evaluation and Comparison of Bids

- 26.1 The Employer will evaluate and compare only the Bids determined to be substantially responsive in accordance with Clause IB.24.
- 26.2 In evaluating the Bids, the Employer will determine for each Bid the evaluated Bid Price by adjusting the Bid Price as follows:
- (a) Making any correction for errors pursuant to Clause IB.25.
 - (b) Making an appropriate adjustment for any other acceptable variation or deviation.
- 26.3 The estimated effect of the price adjustment provisions of the Conditions of Contract, applied over the period of execution of the Contract, shall not be taken into account in Bid evaluation.
- 26.4 If the Bid of the successful bidder is seriously unbalanced in relation to the Employer's estimate of the cost of work to be performed under the Contract, the Employer may require the bidder to produce detailed price analyses for any or all items of the Bill of Quantities to demonstrate the internal consistency of those prices with the construction methods and schedule proposed.

F. AWARD OF CONTRACT

IB.27 Award

27.1. Subject to Clause IB.28 the Employer will award the Contract to the bidder whose bid has been determined to be substantially responsive to the Bidding Documents and who has offered the lowest evaluated Bid Price, provided that such bidder has been determined to be eligible in accordance with the provisions of Clause IB.3 and qualify pursuant to Sub-Clause IB. 27.2.

27.2 The Employer, at any stage of the bid evaluation, having credible reasons for or *prima facie* evidence of any defect in contractor's capacities, may require the contractors to provide information concerning their professional, technical, financial, legal or managerial competence whether already pre-qualified or not:

Provided that such qualification shall only be laid down after recording reasons there for in writing. They shall form part of the records of that bid evaluation report.

IB.28 Employer's Right to Accept any Bid and to Reject any or all Bids

28.1 Notwithstanding Clause IB.27 the Employer reserves the right to accept or reject any Bid, and to annul the bidding process and reject all bids, at any time prior to award of Contract, without thereby incurring any liability to the affected bidders or any obligation except that the grounds for rejection of all bids shall upon request be communicated to any bidder who submitted a bid, without justification of grounds. Rejection of all bids shall be notified to all bidders promptly.

IB.29 Notification of Award

29.1 Prior to expiration of the period of bid validity prescribed by the Employer, the Employer will notify the successful bidder in writing ("Letter of Acceptance") that his Bid has been accepted.

IB.30 Performance Security

30.1 The successful bidder shall furnish to the Employer a Performance Security in the form and the amount stipulated in the Contract Data and the Conditions of Contract within a period of 03 days after the receipt of Letter of Acceptance.

30.2 Failure of the successful bidder to comply with the requirements of Sub-Clause IB.30.1 or Clause IB.31.1 shall constitute sufficient grounds for the annulment of the award and forfeiture of the Bid Security.

IB.31 Signing of Contract Agreement

31.1 The formal Agreement between the Employer and the successful bidder shall be executed within 3 days from the date of furnishing of acceptable performance security under the Conditions of Contract.

BIDDING DATA

BD-1

Bidding Data

The following specific data for the Works to be bid shall complement, amend, or supplement the provisions in the Instructions to Bidders. Wherever there is a conflict, the provisions herein shall prevail over those in the Instructions to Bidders.

Instructions to Bidders

Clause Reference

- 1.1 Name and Address of the Employer:**
State Life Insurance Corporation of Pakistan,
Principal Office State Life Building No.9,
Dr. Ziauddin Ahmed Road, Karachi.

Summary of the Works:

“Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.”

3.1 Eligible Bidders

This Invitation for Bids is open to all bidders meeting the following **Mandatory** requirements:

- a. Valid NTN and **SRB** for **SST** Registered.
- b. PEC Registered in **C-5** and above category.
- c. **Not back-listed** by any of Provincial or Federal Government Department, Autonomous body or Private Sector Organization anywhere in Pakistan.
- d. Detail of construction work done during **last 6 years**. (Minimum **04 projects** work completed and in hand, each not less than **Rs. 8 Million**).
- e. Bank statement for the period from **January’ 2021 to December’ 2023** with minimum average annual value of **Rs. 20 Million**.

- 3.2** In case any of the mandatory documents mentioned above is missing the financial bid will not be considered.

11.3 *Bidders to quote entirely in **Pak Rupees**. The Payment shall be made in **Pak Rupees**.*

13.1 Amount of Bid Security:

Rs.700,000/- in shape of Pay order / Bank Draft in favour of State Life Insurance Corporation of Pakistan and must be submitted at the address given in tender notice before closing date & time else their bid will be rejected.

14.1 Period of Bid Validity: **180 days**

- 19.1** Number of copies of the Bid to be submitted.

(a) **Through e-PADS.**

- (b) Employer's address for the purpose of Bid submission:
Real Estate Division
Principal Office 5th Floor, State Life Building No.9,
Dr. Ziauddin Ahmed Road, Karachi.
Phone #: 021-99204520 - 021-99202848

- 18.1** Deadline for submission of bids:
As per notice of Invitation for Bid.

- 21.1** Venue, time, and date of Bid opening:

As per notice of Invitation for Bid.

FORM OF BID

AND

APPENDICES TO BID

FB-1

FORM OF BID

Bid Reference No. **SLIC/RE-CIVIL-MAINTT/0503/2024**

Sub: Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.

To:

Gentleman,

1. Having examined the Bidding Documents including Instructions to Bidders, Bidding Data, Conditions of Contract. Specifications, Drawings, Bill of Quantities and Addenda Nos. _____ for the execution of the above-named Works, we, the undersigned, offer to execute and complete such Works and remedy any defects therein in conformity with the Conditions of Contract. Specifications, Drawings, Bill of Quantities and Addenda for the sum of
Rs. _____ Rupees _____
_____).
2. We understand that all the Appendices attached hereto form part of this Bid.
3. We submit herewith a Bid Security in the amount of Rs _____
(Rupees _____) in shape of pay order/demand draft #: _____ Dated: _____ of _____ Bank drawn in your favour of State Life Insurance Corporation of Pakistan.
4. We undertake, if our Bid is accepted, to commence the Works and to complete the whole of the Works comprised in the Contract within the time stated in Contract Documents.
5. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.
6. We do hereby declare that the Bid is made without any collusion, comparison of figures or arrangement with any other bidder for the Works.

FB-2

7. We understand that you are not bound to accept the lowest or any Bid you may receive.

Dated this _____ day of _____ 20_____

Signature: _____

in the capacity of _____ duly authorized to sign Bids for and on behalf of

(Name of Bidder in Block Capitals)
(Seal)

Address: _____

Witness:

Signature: _____

Name: _____

Address. _____

Occupation _____

BA-1

Appendix-A to Bid

CONTRACT DATA

Conditions of Contract
Clause Reference

- 1.1. (a) **The Employer Means**
State Life Insurance Corporation of Pakistan
- 1.1. (a) **The Contractor Means**
Successful Bidder, whose bid is accepted by the Employer.
- 1.1. (a) **The Engineer Means**
Real Estate Division
- 1.1. (b) **Employer's Drawings**
As per list attached in the Document.
- 3.1 **Documents forming the Contract listed in the order of Priority.**
- a. The Contract Agreement.
 - b. Letter of Acceptance.
 - c. Form of Bid.
 - d. Conditions of Contract.
 - e. Contract Data.
 - f. The Complete Appendences to Bid Including Schedule of Prices.
 - g. The Specifications.
 - h. Drawings.
- 3.2 **Authorized Person:** Real Estate Division
- 4.3 **Amount of Performance Security:**
10% of Contract Price stated in the Letter of Acceptance.
- 5.1 **Programme:**
- Time for Submission:** Within Three (03) days of the Commencement Date.
- 11.1 **Commencement Date Means**
Within three (03) days after signing of the Contract Agreements.
- 11.2 **Time for Completion**
Seventy Five(**75**)Days (Inclusive Holidays)

BA-2

Appendix-A to Bid

Conditions of Contract
Clause Reference

11.5 Amount of Liquidated Damages

0.1% per day of delay in completion the works subject to maximum of **10%** of contract price stated in the Letter of Acceptance.

12.1 Defects Liability Period

Twelve (12) Calendar Months.

17.1 a. Terms of Payments

- (i) Thorough Interim Payment Not less than **20%** of contract price as stated in Letter of Award (LOA) except final bill.
- (ii) Time of Payment within Fifteen(15)days from Delivery of Engineer's Certificate for Interim Payment and (30) days for Final Payment.

17.2 a. Percentage of Retention Money:

Five Percent (**5%**) of total work done to be deducted from each amount of Interim and Final Payment Bill.

b. Release of Retention Money:

After satisfactory completion of defect liability period.

19.1 Insurance

Type of Cover

Third party – Death or Injury to Persons and Damage to Property.
Three percent (3%) of contract price per occurrence with number of occurrences unlimited.

20. Escalation:

No escalation will be allowed for this contract.

21.1 Arbitration: Place of Arbitration: Karachi.

BB-1

Appendix-B to Bid

BILL OF QUANTITIES

A. Preamble

1. The Bill of Quantities shall be read in conjunction with the Conditions of Contract, Specifications and Drawings.
2. The quantities given in the Bill of Quantities are estimated and provisional, and are given to provide a common basis for bidding. The basis of payment will be the actual quantities of work executed and measured by the Contractor and verified by the Engineer and valued at the rates and prices entered in the priced Bill of Quantities, where applicable, and otherwise at such rates and prices as the Engineer may fix as per the Contract.
3. The rates and prices entered in the priced Bill of Quantities shall, except insofar as it is otherwise provided under the Contract include all costs of Contractor's plant, **scaffolding** labour, supervision, materials, shuttering, execution, insurance, profit, taxes, duties and **SST@** admissible rate together with all general risks, liabilities and obligations set out or implied in the Contract. Furthermore all duties, taxes and other levies payable by the Contractor under the Contract, shall be included in the rates and prices and the total Bid Price submitted by the Bidder.
4. A rate or price shall be entered against each item in the priced Bill of Quantities, whether quantities are stated or not. The cost of items against which the Contractor will have failed to enter a rate or price shall be deemed to be covered by other rates and prices entered in the Bill of Quantities.
5. The whole cost of complying with the provisions of the Contract shall be included in the items provided in the priced Bill of Quantities, and where no items are provided, the cost shall be deemed to be distributed among the rates and prices entered for the related items of the Works.
6. General directions and description of work and materials are not necessarily repeated nor summarised in the Bill of Quantities. References to the relevant sections of the Bidding Documents shall be made before entering prices against each item in the priced Bill of Quantities.
7. Provisional sums included and so designated in the Bill of Quantities shall be expended in whole or in part at the direction and discretion of the Engineer.

BB-2
Appendix-B to Bid

Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.

BILL OF QUANTITIES

B. Work Items

1. The Bill of Quantities contains the following Bills and Schedule:

Bill No. 1 -

2. Bidders shall price the Bill of Quantities in Pakistani Rupees only.

Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Civil Works:				
1	Removal of Masonry: Removal of existing block masonry of any thickness carefully at any floor / height and disposed of outside the building at designated place as directed by building incharge.	1700	Sft.		
2	Removal of Partition: Removal of existing wooden partition comprises wooden frame & ply sheets and segregate them carefully and ply sheets taken away. Salvage value of ply sheets to be quoted at item No.31.	1600	Sft.		
3	Removal of Wooden Box: Removal of existing wooden box of any size and same may be taken away. Salvage value of wooden box to be quoted at item No.31.	LS	Job		
4	Removal of Wooden Door: Removal of existing wooden doors of any size and same taken away. Salvage value of removed wooden doors to be quoted at item No.31.	20	Nos:		
5	Removal of Fixed Aluminum Glazed Partition: Removal of existing full glazed aluminum partition wall at any floor carefully so as same can be reused.	700	Sft.		
6	Block Masonry: Providing and laying block masonry walls at any floor/height, Blocks shall be modular size solid machine made and the mix used in the CC blocks shall be 1:3:6. The surface texture of the blocks shall be provide a good key for plastering. The cement sand mortar shall be composed of 1 part of OPC cement to 4 parts of sand (1:4 CSM). The work include cost of material, labour, curing, taxes and surcharges etc. 4" thick 5" thick	2500 2500	Sft. Sft.		
7	CS Plaster: Providing and applying ¾" thick cement sand CS plaster in 1:4 mix on the masonry walls at any floor / height including scaffolding, curing making of joints, all works shall be carried out as per satisfaction of Engineer Incharge.	10500	Sft.		

Signature and Seal of Contractor:

BB-4
Appendix-B to Bid

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
8	<p><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, leveling and cleaning of dust, filling of cracks defective surfaces including 01 coat of primer paint (wherever required/desired).</p> <p>Work also include Removal of existing AC G.I ducting, damaged/burnt false ceiling material and unnecessary hooks, nails and PVC pipes fitting from the ceiling carefully without damage to any part of structure in vacant halls at 12th, 11th, 10th & 9th floor and taken away the same. Salvage value of false ceiling, AC ducting to be quoted item No.31 and will be deducted.</p>	110000	Sft.		
9	<p><u>Enamel Paint:</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 surface of masonry walls in stair areas complete in all respects.</p>	12500	Sft.		
10	<p><u>Full Height New Partition:</u> Providing and fixing of wooden partition with following specifications: Base: Base of Partal wood of finished cross section 2"x3" screwed to floor @ 24" c/c. Internal Framing: Frame of Partal wood of finished cross section 2"x2" to make frame size at 24"x24". The frames will be braced to the columns and to roof at 5 ft: interval. Finish: 1/2" thick Lasani board of best quality and of approved make pasted with glue/nailed to the wooden frames, including apply 03 or more coats of semi plastic emulsion paint ICI, Gobis, or equivalent, over a coat of primer and fixing 1" wide enamel painted wooden beadings/golas on all ceiling/wall intersections and sheet to be chamfered on the edges if required. Complete in all respects as per direction and satisfaction of Engineer Incharge.</p>	3400	Sft.		
11	<p><u>Half Height Partition:</u> Providing and fixing of wooden partition with and with following specifications: Base: Base of Partal wood of finished cross section 2"x3" screwed to floor @ 24" c/c. Internal Framing: Frame of Partal wood of finished cross section 2"x2" to make frame size at 24"x24". The frames will be braced to the columns. Finish: 1/2" thick Lasani board of best quality and of approved make pasted with glue/nailed to both sides of the wooden frames, including apply 03 or more coats of semi plastic emulsion paint ICI, Gobis, or equivalent, over a coat of primer and fixing 1" wide enamel painted wooden beadings/golas on all wall intersections and sheet to be chamfered on the edges if required complete in all respects as per direction and satisfaction of Engineer Incharge. Wooden Top: Providing and fixing wooden top make of Partal wood with size 2½" x 4" including enamel paint over top of partition.</p>	2200	Sft.		

Signature and Seal of Contractor:

BB-5
Appendix-B to Bid

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
12	<u>Glass in Wooden Partition Windows:</u> Providing and fixing of 5 mm thick clear glasses in window frames including ½” goals / beading on all sides. Complete in all respects as per directions of engineer incharge.	850	Sft.		
13	<u>Emulsion Paint on Wooden Partition Wall:</u> Providing and applying 03 or more coats of semi plastic emulsion paint of ICI/Berger/Nelson or equivalent over 01 coat of primer on existing wooden partition wall including removal of old paint complete in all respect.	7500	Sft.		
14	<u>Wooden Door Frame:</u> Providing and fixing partial wooden frame of size 2”x4” 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.	1650	Rft.		
15	<u>Wooden Door Shutters:</u> Providing and fixing of 1½” thick new solid door shutters of 3mm ply board finish on both sides. Cost includes lipping, 03 hinges, tower bolt, door lock, make of khas/kgi, newstar door closer # 82 including providing/apply 01 coat of primer and 03 coats of enamel paint make of ICI/equivalent on wooden surface.	1850	Sft.		
16	<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, Door closure of approved make complete in all respects.	58	Nos.		
17	<u>New Lasani Board on Wooden Partition:</u> Removing of existing old and damaged board sheets from existing full / half height wooden partition and providing & fixing new ½” thick lasani board on both sides of wooden frame including repairing and strengthening by fixing additional partial wood of size in partition (where required) complete in all respect.	4000	Sft.		
18	<u>Refixing of Wooden Frame Partition:</u> Refixing of existing wooden frame partition removed at BOQ item No. 2 and fixing new ½” th: lasani sheets on both sides of frame partition complete in all respect.	1300	Sft.		
19	<u>Floor Repair Work:</u> Providing and repair of existing floorswith laying cement concrete in 1:6 mix to fill the cuttings upto any depth including patch work to make the floor surface smooth etc. at any floor complete in all respect.	4000	Sft.		
20	<u>Floor Cleaning:</u> Cleaning and washing of existing tile / CC floors using detergent powder / liquid chemical of approved make as per directive and satisfaction of Engineer Incharge.	52000	Sft.		
21	<u>MS Pipe Grill:</u> Providing and fixing MS pipe grill in opening of walls at any height in stair areas. MS Pipes shall be 1¼” x 1¼” & 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.	1500	Sft.		

Signature and Seal of Contractor:

BB-6
Appendix-B to Bid

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
22	Aluminum Glazed Windows Repair: Repair of existing aluminum glazed windows (sliding/openable) at any floor / height including providing & fixing complete rubber gasket and hardware as per existing size/pattern or design to replace damaged / broken items required to make the windows functional complete in all respect.	6000	Sft.		
23	Window Glasses: Providing and fixing 6mm thick tinted Glass of approved make to replace broken glasses in existing Aluminum windows complete in all respect.	2100	Sft.		
24	Aluminum Door Repair work: Repair of existing aluminum glazed doors of any size including providing & fixing rubber gasket, hardware, door closure and replacing broken glasses as per existing thickness/size/ pattern or design where ever required to make the window doors functional complete in all respect.	28	Nos.		
25	Aluminum Windows: Providing and fixing new full glazed anodized aluminum windows (external/internal) at any floor/height of approved manufacturer using deluxe quality of 1.6 mm thickness, 4" wide extruded sections, glazed with distortion free 6mm thick glass, including all hardware, locks, PVC/Rubber gasket and sealant complete in all respect as per satisfaction and direction of Engineer Incharge.	1800	Sft.		
26	Aluminum Doors: Providing and fixing new full glazed anodized aluminum doors at any floor/height of approved manufacturer using deluxe quality of 1.6 mm thickness, 4" wide extruded sections, glazed with distortion free 6mm thick glass, including all hardware, locks, PVC/Rubber gasket and sealant complete in all respect as per satisfaction and direction of Engineer Incharge.	300	Sft.		
27	Refixing of Fixed Aluminum Glazed Partition: Refixing full glazed fixed aluminum partition removed as at BOQ Item No.5, at any floor including Providing and fixing 6mm thick glass, all hardware, PVC/Rubber gasket and sealant (where ever required) complete in all respect as per satisfaction and direction of Engineer Incharge.	700	Sft.		
28	Lasani Board: Removing the existing damaged / broken lasani board and providing and fixing ¾" thick and 9" wide lasani board over the sill / side surfaces of aluminum window including 03 coats of enamel paint of approved make at any floor.	5600	Rft.		
29	CC Gola: Removing the existing weak / loose C.S. mortar at the bottom corner of parapet wall and surface of roof and providing & making 4" th: average & 6" wide with cement sand gola with plaster in 1:3 mix.	500	Rft.		
30	Water Proofing of Roof and Terrace: Removing the existing screeding over surface of terrace and top roof and providing & lay 02 or required coat of approved best quality hot bituminous (each coat shall be 1½ mm thick) of grade 10/20 local make branded and lay jute felt having wt 60 lbs/100 Sft. as approved to be laid and another 01 coat of bitumen and screeding fine sand or as approved material laid over sheet as directed by engineer incharge.	8000	Sft.		
31	Salvage value: Purchase of existing old and damaged wooden board sheets, false ceiling board, aluminum channels and AC GI ducting, wooden doors & frames by quoting salvage value including removal of Debris from subject premises outside of building at designated place instruction of building incharge.		Job		(-)

Signature and Seal of Contractor:

BB-7
Appendix-B to Bid

Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Electrical Works:				
32	Supply and installation, of Light Circuit Wiring from near DB to switch board wired. Circuits with 2x2.5mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade lying in PVC conduit, mounted on false ceiling/partition wall/columns/beams with all fixing arrangement as per site requirement, including the cutting of Floor/walls/columns/beams and replastering it if required. Cables make Pakistan Cables/ Pioneer/Universal/equivalent or approved by SLIC representative, hence complete in all respects.	114	Nos.		
33	Supply and installation of light circuit from switch to light point , with 2x1.5mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade laying in PVC conduit, mounted on false ceiling/ partition wall/columns/ beams with all fixing arrangement as per site requirement, include ON / OFF switch Cables make Pakistan Cables/ Pioneer/Universal/ equivalent or approved by SLIC representative, with PVC Back box, hence complete in all respects.	228	Nos.		
34	Supply and installation of Light point to Light point wiring wired, with 2x1.5mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade laying in PVC conduit, mounted on false ceiling/ partition wall/columns/beams with all fixing arrangement as per site requirement, include ON / OFF switch Cables make Pakistan Cables/ Pioneer/Universal/equivalent or approved by SLIC representative, with PVC Back box, hence complete in all respects	572	Nos.		
35	Supply and installation, of Power Outlet/Computer outlet to D.B Circuit wiring from Near D.B to switch board wired. Circuits with 2x2.5mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade lying in PVC conduit, mounted on false ceiling/partition wall/columns/beams with all fixing arrangement as per site requirement, including the cutting of Floor/walls/columns/beams and replastering it. Cables make Pakistan cables/pioneer / universal/equivalent or approved by SLIC representative, hence complete in all respects.	228	Nos.		

Signature and Seal of Contractor:

BB-8
Appendix-B to Bid

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
36	Supply and installation of Outlet/Computer outlet-to-Outlet/Computer outlet circuit wiring wired, Circuits with 2x2.5mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade lying in PVC conduit, mounted on false ceiling/partition wall/columns/beams with all fixing arrangement as per site requirement, Cables make Pakistan Cables/ Pioneer/Universal/ equivalent or approved by SLIC representative, hence complete in all respects.	490	Nos.		
37	Supply and installation of Fans point wiring wired, with 2x1.5mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade laying in PVC conduit, mounted on false ceiling / partition wall / columns / beams with all fixing arrangement as per site requirement, include ON/OFF switch Cables make Pakistan Cables/Pioneer/ Universal/equivalent or approved by SLIC representative, with PVC Back box, hence complete in all respects.	130	Nos.		
38	Supply and installation, of Split A/C Circuit Wiring and Other equipment, with 2x6 sq.mm 1x1.5sq.mm s/c PVC insulated wires 300/500v grade laying in PVC conduit, mounted on Floor/false ceiling/partition wall/ columns/beams with all fixing arrangement as per site requirement, including the cutting of Floor/walls/columns/beams and replastering it. Cables make Pakistan Cables/ Pioneer/Universal/equivalent or approved by SLIC representative, hence complete in all respects.	82	Nos.		
39	Supply and Installation of LED Round Light 18W size 8" dia with 6 months Warranty, Color Cool White, with all fixing arrangements accessories, make Philips/Osaka/Sogo or equivalent or approved by SLIC representative, complete work in all respects.	800	Nos.		
40	Supply and fixing, of Gang switch of ten gang for light plug with PVC Back box make (Clipsal/Orange/equivalent) or approved by SLIC representative, complete in all respects mounted in Floor boxes/walls/roof.	228	Nos.		
41	Supply and fixing, of Multi Outlet Socket 10Ampere with PVC Back box make (Clipsal/Orange/equivalent) or approved by SLIC representative, complete in all respects mounted in Floor boxes/walls/roof.	490	Nos.		
42	Supply and fixing, of Power plug Outlet Socket 16 Ampere for AC with PVC Back box make (Clipsal/Orange/equivalent) or approved by SLIC representative, complete in all respects.	80	Nos.		

Signature and Seal of Contractor:

BB-9
Appendix-B to Bid

BILL OF QUANTITIES

S.#:	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
43	POWER CABLE WORKS: Supply, Laying, Installation, termination, testing and commissioning of 16mm ² 4core PVC / PVC Power cable) copper conductor 300 / 500volts Pakistan Cables/ Pioneer/Universal/ equivalent or approved by SLIC representative, from (First Floor to 4th Floor MDB Area) run in through Cable Tray as per site required. The cable should be terminated at both ends with tin coated copper lugs and cable should be properly clamped or tie on both sides, complete works in all respect.	186	Mtr.		
44	Distribution Board: Following LT Distribution Boards of size 24 x 30-gauge 16 gauge including indication lamp, recessed/surface mounted including all accessories, related civil work etc. complete in all respects. Incoming 63 Amp 1 Nos. Outgoing S.P 20 Amp 12 Nos. S.P 16 Amp 12 Nos. S.P 10 Amp 15 Nos.	8	Nos.		
45	Three Phase Meter: Supply and installation of three phase meter as per KE Spec of digital type along with board and all the accessories required as per site.	8	Nos.		
46	Supply and fixing, of Earthling Wire Single Conduit, 6mm ² Green Wire K-Electric D.B to D.B Board.	186	Mtr.		
47	Add: Contingencies:				(+) 1,000,000/-
	Total Bid Amount (Civil + Electrical + Contingences) works Rs.				
	Add: SST @ 13%			(+)	
	Total Bid Amount including SST (Civil + Electrical + Contingences) works Rs.				

Signature and Seal of Contractor:

BC-1
Appendix-C to Bid

PROPOSED CONSTRUCTION SCHEDULE

The Works shall be completed on or before the date stated in Contract Data. The Bidder shall provide as Appendix-C to Bid, the Construction Schedule in the bar chart (CPM, PERT or any other to be specified herein) showing the sequence of work items and the period of time during which he proposes to complete each work item in such a manner that his proposed programme for completion of the whole of the Works and parts of the Works may meet Employer's completion targets in days noted below and counted from the date of Commence (Attach sheets as required for the specified form of Construction Schedule):

<u>Description</u>	<u>Time for Completion</u>
a) Whole Works	_____ days
b) Part-A	_____ days
c) Part-B	_____ days
d) _____	_____ days
e) _____	_____ days

ORGANIZATION CHART
FOR THE
SUPERVISORY STAFF
AND
LABOUR

LIST OF MAJOR EQUIPMENTS

FORMS
PERFORMANCE SECURITY
CONTRACT AGREEMENT

**FORM OF PERFORMANCE SECURITY
(Bank / Insurance Guarantee)**

Guarantee No. _____

Executed on _____

Expiry date _____

[Letter by the Guarantor to the Employer]

Name of Guarantor (Bank) with address: _____
(Scheduled Bank/Insurance Company in Pakistan)

Name of Principal (Contractor) with address: _____

Penal Sum of Security (express in words and figures) _____

Letter of Acceptance No. _____ Dated _____

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the Bidding Documents and above said Letter of Acceptance (hereinafter called the Documents) and at the request of the said Principal we, the Guarantor above named, are held and firmly bound unto the _____ (hereinafter called the Employer) in the penal sum of the amount stated above for the payment of which sum well and truly to be made to the said Employer, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has accepted the Employer's above said Letter of Acceptance for _____
_____ (Name of Contract) for the _____
_____ (Name of Project).

NOW THEREFORE, if the Principal (Contractor) shall well and truly perform and fulfill all the undertakings, covenants, terms and conditions of the said Documents during the original terms of the said Documents and any extensions thereof that may be granted by the Employer, with or without notice to the Guarantor, which notice is, hereby, waived and shall also well and truly perform and fulfill all the undertakings, covenants terms and conditions of the Contract and of any and all modifications of said Documents that may hereafter be made, notice of which modifications to the Guarantor being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue till all requirements of Clause 49, Defects Liability, of Conditions of Contract are fulfilled.

Our total liability under this Guarantee is limited to the sum stated above and it is a condition of any liability attaching to us under this Guarantee that the claim for payment in writing shall be received by us within the validity period of this Guarantee, failing which we shall be discharged of our liability, if any, under this Guarantee.

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We, _____ (the Guarantor), waiving all objections and defenses under the Contract, do hereby irrevocably and independently guarantee to pay to the Employer without delay upon the Employer's first written demand without cavil or arguments and without requiring the Employer to prove or to show grounds or reasons for such demand any sum or sums up to the amount stated above, against the Employer's written declaration that the Principal has refused or failed to perform the obligations under the Contract which payment will be effected by the Guarantor to Employer's designated Bank & Account Number.

PROVIDED ALSO THAT the Employer shall be the sole and final judge for deciding whether the Principal (Contractor) has duly performed his obligations under the Contract or has defaulted in fulfilling said obligations and the Guarantor shall pay without objection any sum or sums up to the amount stated above upon first written demand from the Employer forthwith and without any reference to the Principal or any other person.

IN WITNESS WHEREOF, the above-bounden Guarantor has executed this Instrument under its seal on the date indicated above, the name and corporate seal of the Guarantor being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Guarantor (Bank/Insurance
Company)

Witness:

1. _____

Signature _____

Corporate Secretary (Seal)

Name _____

Title _____

2. _____

Name, Title & Address

Corporate Guarantor (Seal)

FORM OF CONTRACT AGREEMENT

THIS CONTRACT AGREEMENT (hereinafter called the "Agreement") made on the _____ day of _____ (month) 20____ between _____ (hereafter called the "Employer") of the one part and _____ (hereafter called the "Contractor") of the other part.

WHEREAS the Employer is desirous that certain Works, viz _____ should be executed by the Contractor and has accepted a Bid by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

NOW this Agreement witnessed as follows:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents after incorporating addenda, if any, except those parts relating to Instructions to Bidders shall be deemed to form and be read and construed as part of this Agreement, viz:
 - (a) The Contract Agreement;
 - (b) The Letter of Acceptance;
 - (c) The completed Form of Bid;
 - (d) Contract Data: (Appendix-A to Bid);
 - (e) The priced Bill of Quantities (Appendix-B to Bid);
 - (f) The completed Appendices to Bid (C to E);
 - (g) Conditions of Contract
 - (h) The Specifications;
 - (i) Drawings;
 - (j) _____ (any other)
3. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and complete the Works and remedy defects therein in conformity and in all respects with the provisions of the Contract.
4. The Employer hereby covenants to pay the Contractor, in consideration of the execution and completion of the Works as per provisions of the Contract, the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

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IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day, month and year first before written in accordance with their respective laws.

Signature of the Contactor

(Seal)

Signature of Employer

(Seal)

Signed, Sealed and Delivered in the presence of:

Witness:

(Name, Title and Address)

Witness:

(Name, Title and Address)

Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi.

CONDITIONS OF CONTRACT

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CONDITIONS OF CONTRACT

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CONDITIONS OF CONTRACT

Definitions and Interpretation

1.1 Definitions:

In the Contract (as hereinafter defined) the following words and expressions shall have the meanings hereby assigned to them, except where the context otherwise requires:

- a. (i) "Employer" means the person named in contract data and the legal successors in title to such person, but not (except with the consent of the Contractor) any assignee of such person.
- (ii) "Contractor" means the person whose tender has been accepted by the Employer and the legal successors in title to such person, but not (except with the consent of the Employer) any assignee of such person.
- (iv) "Engineer" means the person appointed by the Employer to act as Engineer for the purposes of the Contract.
- b. (i) "Contract" means these Conditions the Specification, the Drawings, the Bill of Quantities, the Tender, the Letter of Acceptance, the Contract Agreement (if completed) and such further documents as may be expressly incorporated in the Letter of Acceptance or Contract Agreement (if completed).
- (ii) "Specification" means the specification of the Works included in the Contract and any modification thereof or addition thereto made under Clause 16 or submitted by the Contractor and approved by the Engineer.
- (iii) "Drawings" means all drawings, calculations and technical information of a like nature provided by the Employer to the Contractor under the Contract Employer and all drawings, calculations, samples, patterns, models, operation and maintenance manuals and other technical information of a like nature submitted by the Contractor and approved by the Employer.
- (iv) "Bill of Quantities" means the priced and completed bill of quantities forming part of the Tender.
- (v) "Tender" means the Contractor's priced offer to the Employer for the execution and completion of the Works and the remedying of any defects therein in accordance with the provisions of the Contract, as accepted by the Letter of Acceptance.
- (vi) "Letter of Acceptance" means the formal acceptance by the Employer of the Tender.

- c. (i) "Commencement Date" means the date three (03) days after the date Contract comes into effect or any other date named in Contract Data.
- (ii) "Time for Completion" means the time for completing the execution of and passing the Tests on Completion of the whole Works as stated in the Contract Data (or as extended under Clause 10.3) calculated from the Commencement Date.
- e. (i) "Contract Price" means the sum stated in the Letter of Acceptance as payable to the Contractor for the execution and completion of the Works and the remedying of any defects therein in accordance with the provisions of the Contract.
- f. (i) "Works" means the Permanent Works and the Temporary Works or either of them as appropriate.
- (iv) "Plant" means machinery, apparatus and the like intended to form or forming part of the Permanent Works.
- (v) "Contractor's Equipment" means all appliances and things of whatsoever nature (other than Temporary Works) required for the execution and completion of the Works and the remedying of any defects therein, but does not include Plant, materials or other things intended to form or forming part of the Permanent Works.
- (vii) "Site" means the places provided by the Employer where the Works are to be executed and any other places as may be specifically designated in the Contract as forming part of the Site.

Engineer:

2.1 Engineer's Duties and Authority

- (a) The Engineer shall carry out the duties specified in the Contract.

2.2 Instructions in Writing

Instructions given by the Engineer shall be in writing, provided that if for any reason the Engineer considers it necessary to give any such instruction orally, the Contractor shall comply with such instruction. Confirmation in writing of such oral instruction given by the Engineer, whether before or after the carrying out of the instruction, shall be deemed to be an instruction within the meaning of this Sub-Clause. Provided further that if the Contractor, within 7 days, confirms in writing to the Engineer any oral instruction of the Engineer and such confirmation is not contradicted in writing within 7 days by the Engineer, it shall be deemed to be an instructions of the Engineer.

Contract Documents:

3.1 Priority of Contract Documents

The several documents forming the Contract are to be taken as mutually explanatory of one another, but in case of ambiguities or discrepancies the same shall be explained and adjusted by the Engineer who shall thereupon issue to the Contractor instructions thereon and in such event, unless otherwise provided in the Contract, the priority of the documents forming the Contract shall be as follows:

1. The Contract Agreement (if completed);
2. The Letter of Acceptance;
3. The Tender;
4. Conditions of Contract.
5. Any other document forming part of the Contract.

General Obligations:

4.1 Contractor's General Responsibilities

The Contractor shall, with due care and diligence, design (to the extent provided for by the Contract), execute and complete the Works and remedy any defects therein in accordance with the provisions of the Contract. The Contractor shall provide all superintendence, labour, material, Plant, Contractor's Equipment and all other things, whether of a temporary or permanent nature, required in and for such design, execution, completion and remedying of any defects, so far as the necessity for providing the same is specified in or is reasonably to be inferred from the Contract. Contractor shall be responsible to get security clearance / permission form respective administration / agencies for execution of works.

4.2 Site Operations and Methods of Construction

The Contractor shall take full responsibility for the adequacy, stability and safety of all Site operations and methods of construction. Provided that the Contractor shall not be responsible (except as stated hereunder or as may be otherwise agreed) for the design or specification of Permanent Works, or for the design or specification of any Temporary Works not prepared by the Contractor. Where the Contract expressly provides that part of the Permanent Works shall be designed by the Contractor, he shall be fully responsible for that part of such Works, notwithstanding any approval by the Engineer.

4.3 Performance Security

The Contractor shall provide Performance Security to the Employer in the prescribed form. The said Security shall be furnished or caused to be furnished by the Contractor within 03 days after the receipt of the Letter of Acceptance. The Performance Security shall be of an amount equal to 10% of the Contract Price stated in the Letter of Acceptance. Such Security shall, at the option of the bidder, be in the form of either (a) bank guarantee from any Scheduled Bank in Pakistan or (b) bank guarantee from a bank located outside Pakistan duly counter-guaranteed by a Scheduled Bank in Pakistan or an Insurance Company.

4.4 Period of Validity of Performance Security

The performance security shall be valid until the Contractor has executed and completed the Works and remedied any defects therein in accordance with the Contract. No claim shall be made against such security after the issue of the Defects Liability Certificate in accordance with Sub-Clause 12.2 and such security shall be returned to the Contractor within 14 days of the issue of the said Defects Liability Certificate.

4.5 Claims under Performance Security

Prior to making a claim under the performance security the Employer shall, in every case, notify the Contractor stating the nature of the default in respect of which the claim is to be made.

5.1 Programme to be Submitted

The Contractor shall, submit to the Employer for his consent a programme, in such form and detail as the Employer shall reasonably prescribe, for the execution of the Works. The Contractor shall, whenever required by the Employer also provide in writing for his information a general description of the arrangements and methods which the Contractor proposes to adopt for the execution of the Works.

5.2 Revised Programme

If at any time it should appear to the Employer that the actual progress of the Works does not conform to the programme to which consent has been given under Sub-Clause 5.1, the Contractor shall produce, at the request of the Employer, a revised programme showing the modifications to such programme necessary to ensure completion of the Works within the Time for Completion.

5.3 Work to be in Accordance with Contract

Unless it is legally or physically impossible, the Contractor shall execute and complete the Works and remedy any defects therein in strict accordance with the Contract to the satisfaction of the Employer. The Contractor shall comply with and adhere strictly to the Employer's instructions on any matter, whether mentioned in the Contract or not, touching or concerning the Works. The Contractor shall take instructions only from the Employer (or his delegate).

6.1 **Contractor's Employees**

The Contractor shall provide on the Site in connection with the execution and completion of the Works and the remedying of any defects therein:

- (a) only such technical assistants as are skilled and experienced in their respective callings and such foremen and leading hands as are competent to give proper superintendence of the Works, and
- (b) such skilled, semi-skilled and unskilled labour as is necessary for the proper and timely fulfilling of the Contractor's obligations under the Contract.

6.2 **Engineer at Liberty to Object**

The Employer shall be at liberty to object to and require the Contractor to remove forthwith from the Works any person provided by the Contractor who, in the opinion of the Employer, misconducts himself, or is incompetent or negligent in the proper performance of his duties, or whose presence on Site is otherwise considered by the Engineer to be undesirable, and such person shall not be again allowed upon the Works without the consent of the Employer. Any person so removed from the Works shall be replaced as soon as possible.

6.3 **Care of Works**

The Contractor shall take full responsibility for the care of the Works and materials and Plant for incorporation therein from the Commencement Date until the date of issue of the Taking-Over Certificate for the whole of the Works, when the responsibility for the said care shall pass to the Employer.

6.4 **Responsibility to Rectify Loss or Damage**

If any loss or damage happens to the Works, or any part thereof, or materials or Plant for incorporation therein, during the period for which the Contractor is responsible for the care thereof, from any cause whatsoever, other than the risks defined in Sub-Clause 7.1, the Contractor shall, at his own cost, rectify such loss or damage so that the Permanent Works conform in every respect with the provisions of the Contract to the satisfaction of the Employer. The Contractor shall also be liable for any loss or damage to the Works occasioned by him in the course of any operations carried out by him for the purpose of complying with his obligations under Clauses 13 and 16.

7.1 **Employer's Risks**

The Employer's risks are:

- a. War, hostilities (whether war be declared or not), invasion, act of foreign enemies,
- b. Rebellion, revolution, insurrection, or military or usurped power, or civil war,

- c. Ionizing radiations, or contamination by radio-activity from any nuclear fuel, or from any nuclear waste from the combustion of nuclear fuel, radio-active toxic explosive, or other hazardous properties of any explosive nuclear assembly or nuclear component thereof,
- d. Pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds,
- e. Riot, commotion or disorder, unless solely restricted to employees of the Contractor or of his Subcontractor and arising from the conduct of the Works,
- f. Any operation of the forces of nature against which an experienced contractor could not reasonably have been expected to take precautions.

8.1 **Clearance of Site on Completion**

Upon the issue of any Taking-Over Certificate the Contractor shall clear away and remove from that part of the Site to which such Taking-Over Certificate relates all Contractor's Equipment, surplus materials, rubbish and Temporary Works of every kind, and leave such part of the Site and Works clean and in a workmanlike condition to the satisfaction of the Employer. Provided that the Contractor shall be entitled to retain on Site, until the end of the Defects Liability Period, such materials, Contractor's Equipment and Temporary Works as are required by him for the purpose of fulfilling his obligations during the Defects Liability Period.

Materials, Plant and Workmanship:

9.1 **Quality of Materials, Plant and Workmanship**

All materials, Plant and workmanship shall be:

- a. of the respective kinds described in the Contract and in accordance with the Employer's instructions, and

9.2 **Cost of Samples**

All samples shall be supplied by the Contractor at his own cost if the supply thereof is clearly intended by or provided for in the Contract.

Suspension:

10.1 **Suspension of Work**

The Contractor shall, on the instructions of the Engineer, suspend the progress of the Works or any part thereof for such time and in such manner as the Engineer may consider necessary and shall, during such suspension, properly protect and secure the Works so far as is necessary in the opinion of the Engineer. Unless such suspension is:

- a. otherwise provided for in the Contract,
- b. necessary by reason of some default of or breach of contract by the Contractor or for which he is responsible,
- c. necessary by reason of climatic conditions of the Site, or

- d. necessary for the proper execution of the Works or for the safety of the Works or any part thereof (save to the extent that such necessity arises from any act or default by the Engineer or the Employer or from any of the risks defined in Sub-Clause 7.1),

10.2 **Engineer's Determination following Suspension**

Where, pursuant to Sub-Clause 10.1, this Sub-Clause applies the Engineer shall, after due consultation with the Employer and the Contractor, determine:

- a. any extension of time to which the Contractor is entitled under Clause 11.3, and
- b. the amount, which shall be added to the Contract Price, in respect of the cost incurred by the Contractor by reason of such suspension,

10.3 **Suspension lasting more than 84 Days**

If the progress of the Works or any part thereof is suspended on the written instructions of the Engineer and if permission to resume work is not given by the Engineer within a period for 84 days from the date of suspension then, unless such suspension is within paragraph (a), (b), (c) or (d) of Sub-Clause 10.1, the Contractor may give notice to the Engineer requiring permission, within 28 days from the receipt thereof, to proceed with the Works or that part thereof in regard to which progress is suspended. If, within the said time, such permission is not granted, the Contractor may by giving a further notice to the Engineer to that effect, treat the suspension as an event of default by the Employer and terminates his employment under the Contract in accordance with the provisions of Sub-Clause 18.1.

Commencement and Delays:

11.1 **Commencement of Works**

The Contractor shall commence the Works as soon as is reasonably possible within the time stated in Contract Data.

11.2 **Time for Completion**

The whole of the Works shall be completed in accordance with the provisions of Clause 11.6, within the time stated in the Contract Data calculated from the Commencement Date, or such extended time as may be allowed under Clause 10.

11.3 **Extension of Time for Completion**

In the event of:

- a. The amount or nature of extra or additional work,
- b. Any cause of delay referred to in these Conditions,
- c. Exceptionally adverse climatic conditions,
- d. Any delay, impediment or prevention by the Employer, or

- e. Other special circumstances which may occur, other than through a default of or breach of contract by the Contractor or for which he is responsible, being such as fairly to entitle the Contractor to an extension of the Time for Completion of the Works, or any Section or part thereof, the Employer shall, after due consultation with the Contractor, determine the amount of such extension and shall notify the Contractor accordingly.

11.4 **Contractor to Provide Notification and Detailed Particulars**

Provided that the Employer is not bound to make any determination unless the Contractor has

The Contractor shall notify the Employer in writing as soon as he is aware of any circumstance which may delay or disrupt the Works, or which may give rise to a claim for additional payment.

To the extent of the Contractor's failure to notify, which results to the Employer being unable to keep all relevant records or not taking steps to minimize any delay, disruption, or Cost, or the value of any Variation, the Contractor's entitlement to extension of the time for Completion or additions payment shall be reduced / rejected.

11.5 **Liquidated Damages for Delay**

If the Contractor fails to comply with the Time for Completion in accordance with Clause 11.2, for the whole of the Works then the Contractor shall pay to the Employer the relevant sum stated in the Contract Data as liquidated damages for such default for every day or part of a day which shall elapse between the relevant Time for Completion and the date stated in a Taking-Over Certificate of the whole of the Works or the relevant Section, subject to the applicable limit stated in the Contract Data. The Employer may, without prejudice to any other method of recovery, deduct the amount of such damages from any monies due or to become due to the Contractor. The payment or deduction of such damages shall not relieve the Contractor from his obligation to complete the Works, or from any other of his obligations and liabilities under the Contract.

11.6 **Taking-Over Certificate**

When the whole of the Works have been completed and have satisfactorily passed any Tests on Completion prescribed by the Contract, the Contractor may give a notice to that effect to the Employer. The Employer shall within 14 days of the date of delivery of such notice, either issue to the Contractor, a Taking-Over Certificate, stating the date on which, in his opinion, the Works were completed in accordance with the Contract, or give instructions in writing to the Contractor specifying all the work which, in the Employer opinion, is required to be done by the Contractor before the issue of such Certificate. The Employer shall also notify the Contractor of any defects in the Works affecting completion that may appear after such instructions and before completion of the Works specified therein.

Defects Liability:

12.1 Defects Liability Period

In these Conditions the expression "Defects Liability Period" shall mean the defects liability period named in the Contract Data, calculated from:

(a) the date of completion of the Works certified by the Employer/Engineer in accordance with Clause 11.6.

12.2 Remedying Defects

The Contractor shall for a period stated in the Contract Documents from the date of issue of the Certificate of Completion carry out, at no cost to the Employer, repair and rectification work which is necessitated by the earlier execution of poor quality of work or use of below specifications material in the execution of Works and which is so identified by the Employer in writing within the said period. Upon expiry of the said period, and subject to the Contractor's faithfully performing his aforesaid obligation, the Employer shall issue a Maintenance Certificate whereupon all obligations of the Contractor under this Contract shall come to an end.

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 Contractor's cost. However, the cost of remedying defects not attributable to the Contractor shall be valued as a Variation.

Variations:

13.1 Right to Vary

The Employer may issue Variation Order(s) in writing. Where for any reason it has not been possible for the Employer to issue such Variations Order(s), the Contractor may confirm any verbal orders given by the Employer in writing and if the same are not refuted/denied by the Employer within ten (10) days of the receipt of such confirmation the same shall be deemed to be a Variation Orders for the purposes of this Sub-Clause.

13.2 Valuation of Variations

Variations shall be valued as follows:

- a. At a lump sum price agreed between the Parties, or
- b. Where appropriate, at rates in the Contract, or
- c. In the absence of appropriate rates, the rates in the Contract shall be used as The basis for valuation, or failing which
- d. At appropriate new rates, as may be agreed or which the Employer considers appropriate.

13.3 **Early Warning**

The Contractor shall notify the Employer in writing as soon as he is aware of any circumstance which may delay or disrupt the Works, or which may give rise to a claim for additional payment.

To the extent of the Contractor's failure to notify, which results to the Engineer/Employer being unable to keep all relevant records or not taking steps to minimize any delay, disruption, or Cost, or the value of any Variation, the Contractor's entitlement to extension of the Time for Completion or additional payment shall be reduced/rejected.

Procedure for Claims:

14.1 **Notice of Claims**

Notwithstanding any other provision of the Contract, if the Contractor intends to claim any additional payment pursuant to any Clause of these Conditions or otherwise, he shall give notice of his intention to the Engineer with a copy to the Employer, within 28 days after the event giving rise to the claim has first arisen.

14.2 **Contemporary Records**

Upon the happening of the event referred to in Sub-Clause 14.1, the Contractor shall keep such contemporary records as may reasonably be necessary to support any claim he may subsequently wish to make. Without necessarily admitting the Employer's liability, the Engineer shall, on receipt of a notice under Sub-Clause 14.1, inspect such contemporary records and may instruct the Contractor to keep any further contemporary records as are reasonable and may be material to the claim of which notice has been given. The Contractor shall permit the Engineer to inspect all records kept pursuant to this Sub-Clause and shall supply him with copies thereof as and when the Engineer so instructs.

14.3 **Substantiation of Claims**

Within 28 days, or such other reasonable time as may be agreed by the Engineer, of giving notice under Sub-Clause 14.1, the Contractor shall send to the Engineer an account giving detailed particulars of the amount claimed and the grounds upon which the claim is based. Where the event giving rise to the claim has a continuing effect, such account shall be considered to be an interim account and the Contractor shall, at such intervals as the Engineer may reasonably require, send further interim accounts giving the accumulated amount of the claim and any further grounds upon which it is based. In cases where interim accounts are sent to the Engineer, the Contractor shall send a final account within 28 days of the end of the effects resulting from the event. The Contractor shall, if required by the Engineer so to do, copy to the Employer all accounts sent to the Engineer pursuant to this Sub-Clause.

14.4 **Failure to Comply**

If the Contractor fails to comply with any of the provisions of this Clause in respect of any claim which he seeks to make, his entitlement to payment in respect thereof shall not exceed such amount as the Engineer or any arbitrator or arbitrators appointed pursuant to Sub-Clause 21.1 assessing the claim considers to be verified by contemporary records (whether or not such records were brought to the Engineer's notice as required under Sub-Clause 14.2 and 14.3).

14.5 **Payment of Claims**

The Contractor shall be entitled to have included in any interim payment certified by the Engineer pursuant to Clause 17.1 such amount in respect of any claim as the Engineer, after due consultation with the Employer and the Contractor, may consider due to the Contractor provided that the Contractor has supplied sufficient particulars to enable the Engineer to determine the amount due. If such particulars are insufficient to substantiate the whole of the claim, the Contractor shall be entitled to payment in respect of such part of the claim as such particulars may substantiate to the satisfaction of the Engineer. The Engineer shall notify the Contractor of any determination made under this Sub-Clause, with a copy to the Employer.

15.1 **Measurements**

The quantities set out in the Bill of Quantities are the estimated quantities for the Works, and they are not to be taken as the actual and correct quantities of the Works to be executed by the Contractor in fulfillment of his obligations under the Contract.

16.1 **Defects Liability Certificate**

The Contract shall not be considered as completed until a Defects Liability Certificate shall have been signed by the Engineer and delivered to the Employer, with a copy to the Contractor, stating the date on which the Contractor shall have completed his obligations to execute and complete the Works and remedy any defects therein to the Engineer's satisfaction. The Defects Liability Certificate shall be given by the Engineer within 28 days after the expiration of the Defects Liability Period or as soon thereafter as any works instructed, pursuant to Clause – 12.1 and 12.2 have been completed to the satisfaction of the Engineer.

Certificates and Payment:

17.1 **Terms of Payments**

The amount due to the Contractor under any Interim Payment be paid by the Employer to the Contractor within 15 days after such Interim Payment has been jointly verified by Employer and Contractor, or, in the case of the Final Certificate, within 30 days after such Final Payment Certificate has been jointly verified by Employer and Contractor.

17.2 **Payment of Retention Money**

Retention money shall be paid by the Employer to the Contractor after satisfactory completion of Defect liability period.

Remedies:

18.1 **Default by Contractor**

If the Contractor abandons the Works, refuses or fails to comply with a valid instruction of the Employer or fails to proceed expeditiously and without delay, or is, despite a written complaint, in breach of the Contract, the Employer may give notice referring to this Sub-Clause and stating the default.

If the Contractor has not taken all practicable steps to remedy the default within fourteen(14) days after receipt of the Employer's notice, the Employer may by a second notice given within a further twenty one(21) days, terminate the Contract. The Contractor shall then demobilize from the Site leaving behind any Contractor's Equipment which the Employer instructs, in the second notice, to be used for the completion of the Works at the risk and cost of the Contractor.

18.2 **Default by Employer**

If the Employer fails to pay in accordance with the Contract, or is, despite a written complaint, in breach of the Contract, the Contractor may give notice referring to this Sub-Clause and stating the default. If the default is not remedied within fourteen(14) days after the Employer's receipt of this notice, the Contractor may suspend the execution of all or parts of the Works.

If the default is not remedied within twenty eight(28) days after the Employer's receipt of the Contractor's notice, the Contractor may by a second notice given within a further twenty one (21) days, terminate the Contract. The Contractor shall then demobilize from the Site.

Insurance:

19.1 **Third Party Insurance**

The contractor shall insure against liabilities for death of or injury to any person (including any employee of employer or contractor) are loss of damage to any property of employer arising out or in consequence of the execution and completion of the works of the contract and the remedying of any defects therein, other than exceptions defined in Clause 7.1.

19.2 **Minimum Amount of Insurance**

Such insurance shall be for at least the amount stated in contract Data.

20.1 **Force Majeure**

If Force Majeure occurs, the Contractor shall notify the Engineer/Employer immediately. If necessary, the Contractor may suspend the execution of the Works and, to the extent agreed with the Employer demobilize the Contractor's Equipment.

If the event continues for a period of eighty four (84) days, either Party may then give notice of termination which shall take effect twenty eight (28) days after the giving of the notice.

After termination, the Contractor shall be entitled to payment of the unpaid balance of the value of the Works executed.

21.1 **Arbitration**

A dispute which has been the subject of a notice of dissatisfaction shall be finally settled as per provisions of Arbitration Act 1940 (Act No. X of 1940) and Rules made thereunder and any statutory modifications thereto. Any hearing shall be held at Karachi in English Language.

SPECIFICATIONS

Special Provisions

Technical Provisions

SPECIAL PROVISIONS

- 1. Contractors are advised to visit the site for through knowledge of nature and extent of the required work before quoting their rates.**
2. The Corporation will supervise and regulate the work of the contractor through Real Estate Division. The contractor shall follow the instructions issued to them by the Division in respect of all works as contained in BOQ / Scope of work.
3. All the materials to be used must be approved by Engineer/ Incharge Real Estate Division.
4. 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.
5. Contractor shall ensure all safety measures necessary viz. providing safety belt, helmets, shoes, mask etc, to its workers & its implementation all he times of work.
6. Scaffolding so erected shall be safe, secure and free from fall. Contractor shall remain responsible for its fitting, fixing & adjustment. SLIC will bear no risk pertaining to this.
7. Contractor shall be responsible to get security clearance / permission from respective administration / agencies for execution of works.

SECTION - 0100

GENERAL REQUIREMENTS

1. General:

- 1.1 The General Conditions of Contract of Tender & contract documents shall form an integral part of these General Requirements.
- 1.2 All works shall be carried out in accordance with the following specifications, supplemented by detailed specifications contained in the following sections. Any inconsistencies or ambiguities shall be brought to the notice of the Engineer for his clarification / decision. Decision and direction of the Engineer in all such cases, shall be final and binding.
- 1.3 The Contractor 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.
- 1.4 The B.O.Q, Specifications are to be read in conjunction and shall be mutually explanatory.
 - i. Specifications
 - ii. Bill of Quantities
 - iii. Drawing

2. Units of Measurements:

- 2.1 The FPS System of Units shall be used throughout the Project.

3. Plant, Equipment and Tools:

- 3.1 The contractor shall provide at his cost modern plant, equipment and tools, adequate and befitting to the nature, magnitude and size of this contract, in strict compliance with the requirements of the General Conditions of Contract.

4. **Site:**

- 4.1 Within the Project area limits as defined the contractor shall carry out the construction work.
- 4.2 The contractor shall do regular cleaning and cleaning away all rubbish and excess materials that may accumulate from time to time on completion and before handing over. Upon completion of the works he shall obliterate all signs of temporary construction facilities such as work areas, stock piles of excess or waste materials, or any other vestiges of construction as directed by the Engineer.

5. **Quality of Material:**

- 5.1 All materials and supplies furnished under the Contract Documents shall be new and of standard first grade quality and of best workmanship and design. No inferior or low grade materials supplies or articles will be either approved or accepted and all works of construction shall be made in neat, first class and workmanlike manner.

Tender for Repair and Maintenance Relating to Civil and Electrical work at 9th, 10th, 11th, 12th & 13th Floor, Stair Areas & Top Roof in State Life Building No.11, Abdullah Haroon Road, Karachi

Technical Provision

SECTION - 4100

MASONRY WORKS

Cement Concrete Block Masonry

General:

A. Scope of Work:

The work covered by this section of the Specifications consists of furnishing all labour, tools scaffolding, hoisting equipment and masonry materials of every kind, and in performing all operations in connection with procurement, transportation and delivery,

B. Codes and Standards:

Unless otherwise specified or shown, the following codes and standards shall apply:

ASTM C 31	Making and curing concrete test specimen in the field.
ASTM C 39	Compressive strength of cylindrical concrete specimen.
ASTM E 119	For tests of Building Construction and Materials.
UBC UL 618	Concrete masonry units, fire resistance index.
ACI 531	Building code requirements for concrete masonry structure.

C. Submittals:

1. Samples:

Submit three samples of each type of block required, and the full range of exposed texture to be used in the completed works. The review will be for texture only.

2. Test Reports:

Reports for compressive strengths of masonry units, grout and mortar.

PRODUCTS

A. **Materials for Blocks:**

Cement, aggregate and water for concrete blocks shall conform to the requirements as specified in the section for "Plain and Reinforced Concrete".

B. **Concrete Block Making:**

- a. The blocks shall be machine moulded. The block making machines shall be of the standard approved by the Engineer. They shall be operated according to the instructions laid down by the manufactures.
- b. The blocks shall be continuously water cured by sprinkling for a minimum of 10 days and covered between sprinkling operations with 4 mils thick polyethylene sheeting. After 10 days water curing period the blocks shall be air dried. Under no circumstances will blocks be used in the work until they are completely dry. During curing period no surface of the block will be allowed to dry.
- c. Cured concrete blocks shall be stored off the ground. Stacked on level platforms which allow air circulation under stacked units. Units shall be covered and protected against wetting.
- d. Care shall be exercised in the handling of all concrete blocks. No damaged blocks shall be used in the work.

C. **Properties of Blocks:**

- a. Blocks sizes, unless otherwise indicated on drawings, shall be 5" x 8" and 16". Physical requirements shall comply with relevant ASTM or equivalent approved standards.
- b. For non-load bearing wall the cement, sand and coarse aggregate shall be volume batched in the minimum ratio of one part cement, three parts sand and six parts coarse aggregate and shall be mixed in a concrete mixer.

The compressive strengths shall be verified by tests in accordance with UBC section 2404, para 2.

- d. The contractor shall provide test results proving the average minimum crushing strength of the blocks prior to the commencement of the construction. Further test results shall be provided as required by the Engineer to ensure that all batches of blocks have the minimum specified crushing strength.
- e. the test shall be carried out by an authority approved by the Engineer. Evidence shall be produced that the block manufacturer has an efficient method of quality control. The Engineer will require to periodically test samples of blocks and the contractor shall make any necessary arrangements.
 - i. Special shapes for lintels, corners jambs sash, clean outs, control joints and headers, bonding and other particular needs shall be provided where required.

D. Suction Rate:

The contractor shall, at his own cost satisfy the Engineer that the suction rate of the block when determined in accordance with Appendix – A of BS 3921 does not exceed 20g/dm. sq/min, or that the contractor is able to adjust it so that it does not exceed this value on Site.

E. Soluble Salt Content:

For exposed block work, the contents by weight percent of soluble sulphate, calcium magnesium, potassium and sodium radicals, shall not exceed 0.30, 0.10, 0.03 and 0.03 percent respectively, when ascertained in accordance with BS 3921 at the cost of the contractor.

F. Mortar Constituents:

1. Cement:

Cement shall conform to ASTM C-150, type II non-staining without air entertainment.

2. Sand (Aggregate):

Sand and its grading shall comply with the requirements of ASTM C-144 (100% passing the U.S. equivalent No. 16 sieve). Sand that has been in contact with seawater shall not be used unless it has been thoroughly washed to the satisfaction of the Engineer.

3. **Water:**

Water shall conform to the specifications set forth in Section of Plain and Reinforced Concrete.

4. **Lime:**

Hydrated lime shall conform to ASTM C-207 type S if is is not available use quick lime according to ASTM C-5.

5. **Mortar Proportion and Mixing:**

- a. Cement, Lime and Sand shall be mixed in proportion, by volume, as follows:

Type (1) 1:1:6 (Cement Lime: Sand)

Type (2) Alternatively use 1:4 (Cement Sand) mix subject to the prior approval of the Engineer.

- b. Mix only as much mortar in a mortar mixture as can be used in one hour for Type 1 and 30 minutes for Type – 11 after water has been first mixed into the batch.
- c. Do not re-temper the mortar.
- d. Where cement lime mortar is used, sand and lime shall be mixed first and cement to be added later on.
- e. Compressive strength of mortar specimen tested in accordance with ASTM C 39 shall not be less than 3000 psi (210 kg/cm Sq.)

G. **Reinforcing and Anchors:**

- a. Vertical and horizontal reinforcement, shall be as indicated on the drawing.
- b. Block masonry anchors and ties required to connect masonry with structural member shall be 3/8" dia (9.5 mm dia) bars every 3rd course, anchored 12" (300 mm) in each jointing element.
- c. Additional details of anchors, if any, are shown on drawings.
- d. Alternate compatible anchoring system may be sued subject to the approval of the Engineer.
- e. All Reinforcing steel shall conform to ASTM a 615 Grade 40 M.S bars.

Execution:**A. Installation:**

- a. Blocks shall be laid true to line, level and laid in accurately spaced courses in stretcher bond with vertical points of each course located at center of units in alternate courses below. Each course shall be properly bonded at corners and intersections of walls. Courses of block shall be kept plumb throughout, and corners reveals shall be true and in plumb.
- b. Standard width of mortar joints for both horizontal and vertical joints shall be 1/2"(12.5 mm) maximum. Mortar joints in walls shall have full mortar coverage on vertical and horizontal faces between the blocks. Mortar joints on wall including struck joints, shall be thoroughly compacted and pressed tight against the edges of the blocks with proper tools. Block terminating against soffits of beam or slab construction shall be wedged tight with wedges and the joint shall be packed solidly with mortar between the top of the block and the bottom of slab or beam. Expansion joints shall be kept free from mortar or other debris.

Unless otherwise shown on the drawings or specified by the Engineer, the spaces around door frames and other material or build in items shall be solidly filled with mortar. Spaces around the door and window holdfasts shall be filled in with 3 ksi concrete. Work required to be built in with masonry including door frame anchors, wall plugs, dovetail anchors and accessories shall be built in as the erection progresses.

- c. The block work shall be carried up in uniform manner and no portion shall be carried more than 3.ft. (1 meter) above the adjoining one at any time. All masonry shall be kept strictly true and square and the whole properly bonded together and leveled round each floor.
- d. Sleeves, chases and holes etc. shall be built in as construction proceeds. Chasing of completed walls or the formation of holes shall only be carried out with the approval of the Engineer.

Walls of blocks indicated as being non-load bearing shall not be constructed on the insitu concrete floor slab unit until the floor shuttering is struck and the concrete has obtained sufficient strength to support their weight. Touching into load bearing walls shall not be permitted.

B. Curing:

Masonry wall shall be cured by keeping it moist with water for at least 10 days after its construction. Engineer may direct additional curing if required.

C. Scaffolding:

Contractor shall provide safe scaffolding of adequate strength for use of workmen at all levels and heights at his own expense. Scaffolding which is unsafe in the opinion of the Engineer shall not be used until it has been strengthened and made safe for use of workmen. Cost of scaffolding etc. shall be included by the contractor in the unit rate for masonry items.

Damage to masonry from scaffolding or from any other object shall be repaired by the Contractor at his own cost.

Measurement & Payment:

- a. Unless otherwise specifically stated in the Bill of Quantities or herein, all items shall be deemed to be inclusive of, but not limited to the following:
 - i. Labour and all costs in connection therewith.
 - ii. Materials, goods and all costs in connection therewith e.g. conveyance, delivery, unloading, storing, returning packing, handling, hoisting, lowering, making curing etc.
 - iv. Fitting and fixing materials and goods in position.
 - v. Use of plant and scaffolding.
 - vi. Cutting and patching work required for installation of built-in-work.
- c. Masonry work will be paid for according to the actual net area of masonry work in square feet (Sq.M) for the required thickness or the actual net volume of masonry work in cubic feet (Cu.M) as described in the Bill of Quantities. All the openings left in the masonry walls will be deducted.
- d. Providing and fixing all reinforcing bars, reinforcing bar anchors and dovetail anchors shall be deemed to be included in the unit rate for masonry work.

SECTION - 6521

CEMENT PLASTER

SCOPE

The work under this section of the Specifications consists of furnishing all plant, labour, equipment, appliances and materials and in performing all operations in any floor and at any height connection with providing and installation of cement plaster, any specified external rendering complete in strict accordance with this section of the Specifications and the applicable drawings and subject to the terms and conditions of the Contract.

2. GENERAL

- 2.1 Except as may be otherwise shown on surfaces specified, all plaster work, both internal and external shall be ordinary Portland Cement plaster of the required thickness as shown on the drawings.
- 2.2 Plastering shall not commence until all electric conduits, drainage and sanitary pipes, inlets to tanks, brackets, clamps, doors and window frames and all sorts of inserts and embedded items are fixed in position. It shall be the responsibility of the Contractor to make sure that all such work is carried out by other contractors before starting of plaster work. Chiseling and repairing of cement plaster shall not be permitted without the approval of the Engineer.
- 2.3 Samples of materials shall be submitted to the Engineer for his approval prior to use in the works.

3. MATERIALS

- 3.1 Cement for plaster shall be Ordinary Portland Cement (B.S. 12 or P.S 232) or Sulphate resisting cement (B.S 4027 or P.S. 612) as specified and shall conform to requirements specified in the section "Plain and Reinforced Concrete".
- 3.2 Sand for plaster shall comply with the requirements of BS 1199, BS 1200 or the draft Pakistan Standard "Sand for Plaster" as directed by the Engineer.
- 3.3 Water for plaster shall conform to requirements specified in the section for "plain and reinforced concrete".
- 3.4 All materials and workmanship for plaster, not explained in these Specification, shall comply with the requirements of relevant BS CP 211 and CP 221 as directed by the Engineer.

4. PROPORTIONING AND MIXING

- 4.1 Measurement of materials by volume shall be by containers of known capacity to maintain consistent proportions. No lumpy or caked material shall be used. Mixing equipment boxes and tools shall be clean. Materials shall be proportioned as specified on the Drawings, in the Bill of Quantities or as directed by the Engineer. Mixing shall be continuous until all ingredients are evenly distributed and thoroughly mixed.

- 4.2 Only limited water shall be added for proper workability and such quantity of mortar shall be prepared which can be consumed in thirty minutes after preparation. Preparation of mortar in bulk quantity for use during the entire day or for any other time more than that stipulated above is expressly prohibited. Retempering shall not be permitted and all mortar which has begun to stiffen shall be discarded.
- 4.3 Plaster ingredients shall be thoroughly mixed either by hand on a clean cement concrete platform or by a mechanical mixer, as directed by the Engineer.

5. PREPARATION OF SURFACE TO BE PLASTERED

- 5.1 Concrete surfaces to be plastered shall be cleaned to remove all grease, form oil and other surface impurities, which will otherwise adversely affect the adhesion of plaster to the surface concerned. The surface of all concrete ceilings, beams and columns shall be lightly hacked by approved means to give the required key for plastering.
- 5.2 All masonry surfaces to be plastered shall be cleaned to remove all mater, which will otherwise adversely affect the adhesion of plaster to the surface concerned. The surface shall be washed with clean water and kept damp for 24 hours before further treatment. The surface thus prepared shall be treated uniformly with cement and sand slurry. The slurry to be used shall be one part cement to one part sand by volume with water added to make a stiff creamy mix. The slurry shall be applied with a stiff brush on surface, which has previously been well wetted. The surface so treated shall be left to cure for 3 days.

6. APPLICATION OF PLASTER

- 6.1 The plaster of thickness less than the specified thickness shall be rejected. If the plaster is to be more than $\frac{1}{2}$ " thick, it shall be done in two coats. The surface of first coat shall be made rough before the second coat is applied.

The plaster shall not have wavy surface and shall be perfectly in plumb. The edges and comers shall represent a straight line. The plaster shall be kept wet continuously for at least ten (10) days. No extra payment shall be allowed for jambs, junctions, comers, edges, round surfaces or for more than one layer of plaster required due to any unevenness in the work done by the Contractor. The plasterwork is to cover all conduits, pipes etc. fixed in the walls and ceiling. Wherever specified, metal lath shall be nailed firmly before plastering is commenced. The plaster surface shall be tested frequently with a 10 feet straight edge and plumb bob.

- 6.2 Plaster containing cracks, blisters, pits, discoloration or any defects shall not be acceptable. Any such plaster or loose plaster shall be removed & replaced with plaster in conformity with these specifications and as additionally directed by the Engineer.

Contractor shall cut out and patch all defective work at his own cost. All damaged plaster shall be patched as directed by the Engineer. Patching plaster shall match appearance of and shall be finished level with adjoining plaster.

7. METAL LATH

Metal lathing shall be fabricated from sheet steel and shall be of uniform quality and free from flaws broken strands, cracks and corrosive pitting, shall be rectangular and true to shape and shall comply with BS-1369.

All lathing shall be galvanized where plastering material depends entirely on the lathing for its key, these shall be not less than two complete mesh openings per 1-1/8" in one direction and the width of the aperture shall not be less than 3/16".

Sheets shall not be less than 1.6 kg/sq.m when fabricated, using 0.7 mm thick steel sheet. Where used on smooth surfaces to form a key it shall be not less than 1.2 kg/sq.m when fabricated, using 0.5 mm thick steel sheet. Tying wire shall be 1.2 mm diameter galvanized annealed iron wire.

Sheets shall be welded to angle iron frame as shown on drawings.

8. ANGLE AND BEADS

Angle beads, stop beads, depth gauge beads, edging profiles, plaster dividing profiles, interior angle profiles, plaster borders and the like shall all be manufactured from sheet steel and galvanized after fabrication, all beads shall be perforated at edges to ensure good adhesion of the plaster work. Thickness and dimensions shall suit particular locations and plaster thickness.

All angle beads, stop beads, depth gauge beads and the like are to be fixed in accordance with the manufacturer's instructions, at all corners, stops, joints, etc. as per directions of Engineer Incharge.

9. INTERNAL / EXTERNAL PLASTER

- 9.1 Where, specified in the Drawings external surface shall have an average 3/4" thick plaster finish, consisting of a base coat of 1:4 cement sand mortar in Grey cement and the finish coat of smooth plaster as shown on the Drawings and as directed by the Engineer.
- 9.2 Where specified in the Drawings all internal plaster shall have an average 1/2" thick consisting of base coat of 1:6 cement sand mortar in grey cement and finish coat of smooth plaster as shown on the Drawings and as directed by the Engineer.
- 9.3 Where specified in the Drawings water proof plaster in water tanks shall have an average 3/4" thick plaster finish, consisting of a base coat of 1:4 cement sand mortar in Grey cement and the finish coat of smooth plaster using Pudlo or approved water proofagent as shown on the Drawings and as directed by the Engineer.

10. CLEANING AND PROTECTION

- 10.1 Rubbish and debris shall be removed as necessary to make way for work of other trades and as directed by the Engineer. As each room or space is completed all rubbish, debris, scaffolding and tools shall be removed to leave the room clean.
- 10.2 Prior to plastering all aluminum windows, furnished metals should be covered by shall of plastic or tarpaulin to project it from damage.
- 10.3 Protect finished plaster from injury by any source. Contractor shall also protect walls, floors and work of other trades from plaster materials.

11. TOLERANCE

Surfaces of plaster work shall be finished with a true plane to correct line and level with all angle and comers to a right angle unless otherwise specified and with walls and reveals plumb and square.

Maximum permitted tolerances shall not exceed 1/8" in 6 feet variation from plumb or level in any exposed line or surface and 1/16" variation between planes of abutting edges or ends.

12. MEASUREMENT AND PAYMENT

12.1 General

Except otherwise specified herein or elsewhere in the Contract Documents, no measurement and payment will be made for the under mentioned specified works related to the relevant items of the Bill of Quantities. The cost thereof shall be deemed to have been included in the quoted unit rate of the respective item of the Bill of Quantities.

The rates quoted by the Contractor in the Bill of Quantities shall include work to be executed under these specification in any floor and at any height except where otherwise specifically stated in the relevant item of Bill of Quantities and the Contractor shall not be entitled to any claim or claim any compensation on this account.

12.1.1 Metal lath over reinforced concrete and masonry joint.

12.1.2 Joints, Junctions, corners, beads, drip course edge, roundings, and aluminum U/Y channels in groves etc.

SECTION - 6700

PAINTING

SCOPE

The work under this section of the Specifications consists of furnishing all materials, plant, labour, equipment, appliances and performing all operations in connection with surface preparation, mixing, painting concrete works, wall ceiling sand all such surfaces as shown on the Drawings and/or as directed by the Engineer.

1. GENERAL

Except as otherwise specified, all painting shall be applied in conformity with BS CP 231 "Painting of Building" as applicable to the work.

Colours of priming coat (and body coat), where specified, shall be lighter than those of finish coat. The Engineer shall have unlimited choice of colours.

Samples of all colours, and finishes shall be prepared in advance of requirement so as not to delay work and shall be submitted to the Engineer for approval before any work is commenced. Any work done without such approval shall be redone to the Engineers satisfaction, without additional expense to the Employer.

2. MATERIALS

- 2.1 All materials shall be acceptable, proven, first grade products and shall meet or exceed the minimum standards of reputable manufacturers as approved by the Engineer.
- 2.2 Colours shall be pure, non-fading pigments, mildew-proof sun-proof, finely ground in approved medium. Colours used on-plaster and concrete surfaces shall be lime-proof. All material shall be subject to the Engineer's approval.
- 2.3 All synthetic enamel paints and primers for structural steel works, metal work and Matt enamel for wood works will be the best available of its type and shall be approved by the Engineer prior to its procurement.
- 2.4 Approved quality Weather Shield / Weather Coat paint shall be used for painting the exteriors of the structures or other surfaces where specified on the drawings as directed by the Engineer.
- 2.5 The Plastic Emulsion / Vinyl Emulsion paint or similar as approved by the Engineer shall be used for interior wall & ceiling surfaces.
- 2.6 The Mat Enamel Paint or similar as approved by the Engineer shall be used for interior wall & ceiling surfaces.

- 2.7 All paints to be used shall be got approved prior to place order & usage.

All material shall be delivered to site in their original unbroken containers or packages & bear the manufacturer's name. Label, Brand & formula & will be mixed and applied in accordance with his directions.

3. DELIVERY STORAGE AND CONTAINER SIZES

Paints shall be delivered to the site in sealed containers, which plainly show the type of paint, colour (formula or specifications number) batch number, quantity, date of manufacture, name of manufacturer and instructions for use. Pigmented paints shall be supplied in containers not larger than 20 liters. All materials shall be storied under cover in a clean storage space, which should be accessible at all times to the Engineer. If storage is allowed inside the building, floors shall be kept clean and free from paint spillage.

4. SURFACE PREPARATION

- 4.1 All oil, grease, dirt, dust, loose mill scale and any other foreign substance shall be removed from the surface to be painted, polished and white washed by the use of a solvent and clean wiping material. Following the solvent cleaning, the surfaces shall be cleaned by scrapping, chipping, blasting, wire brushing or other erective means as approved by the Engineer.
- 4.2 In the event the surfaces become otherwise contaminated in the interval between cleaning and painting, re-cleaning will be done by the Contractor at no additional cost.
- 4.3 All the surfaces to be painted with approved quality paint shall be free form dust, dirt, fungus, lichen, algae etc. Oil paint, varnish and lime wash should always be removed by scraping and washing.

5. APPLICATION

- 5.1 All paint and coating material shall in a thoroughly mixed condition at the time of application. All work shall be done in a workman like manner, leaving the finished surface free form drips, ridges, waves, laps and brush marks.

All primary paint shall be applied by brushing. The first coat of paint shall be applied immediately after cleaning. When paint is applied by spraying suitable measures shall be taken to prevent segregation of the paint in the container during painting operation.

Paint shall be applied in accordance with the manufacturer's instructions or as directed by the Engineer.

- 5.2 Only as much material should be mixed as can be used up in one hour. Over-thinning will not be permitted. After the first coat the surfaces will be soaked evenly four or five times and the second coat shall be applied after leaving for at least overnight
- 5.3 Where shown on Drawings all exterior finishes shall be painted with Weather Shield / Weather coat, paint in approved colours as per manufacturer's specifications. The number of coats shall be as shown on the drawings or as directed by the Engineer.
- 5.4 All wooden doors shall be painted with approved Matt enamel paint as per manufacturer's recommendation and instructions or after approval of the Engineer.
- 5.5 Plastic emulsion paint, or Matt Enamel Paint of the approved make and shade shall be applied to surfaces as shown on Drawings as per manufacturer's instructions. The number of coats shall be as indicated on the Drawings or as directed by the Engineer.

6. MEASUREMENT

Measurement:

- 6.1 Measurement of acceptably completed respective type of painting works will be made on the basis of net actual areas in square meter or the surface painted as shown on the Drawings or as directed by the Engineer.

6.2 Payment:

Payment will be made for acceptable measured quantity of respective type of painting on the basis of unit rate per square meter quoted in the Bill of Quantities and shall constitute full compensation for all the works related to the item.



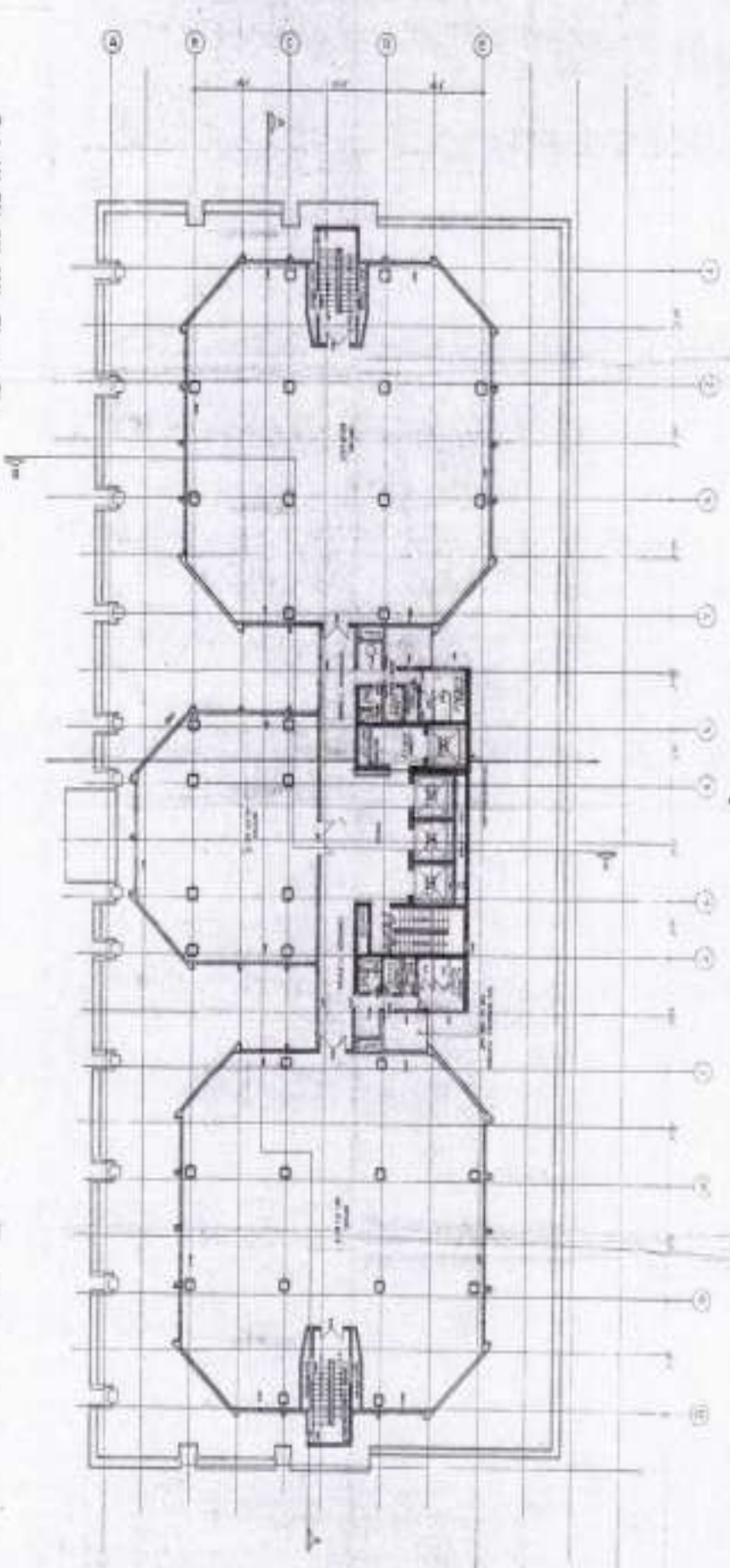
Project No.	
Sheet No.	
Date	

OFFICE BUILDING (M.F.L.T. NO. 2727) F.L.S. LINES ROOMS,
MICH. STATE LIFE INSURANCE CORPORATION OF SOLETSVILLE

Architect	
Engineer	
Contractor	

Scale	
Notes	
08	

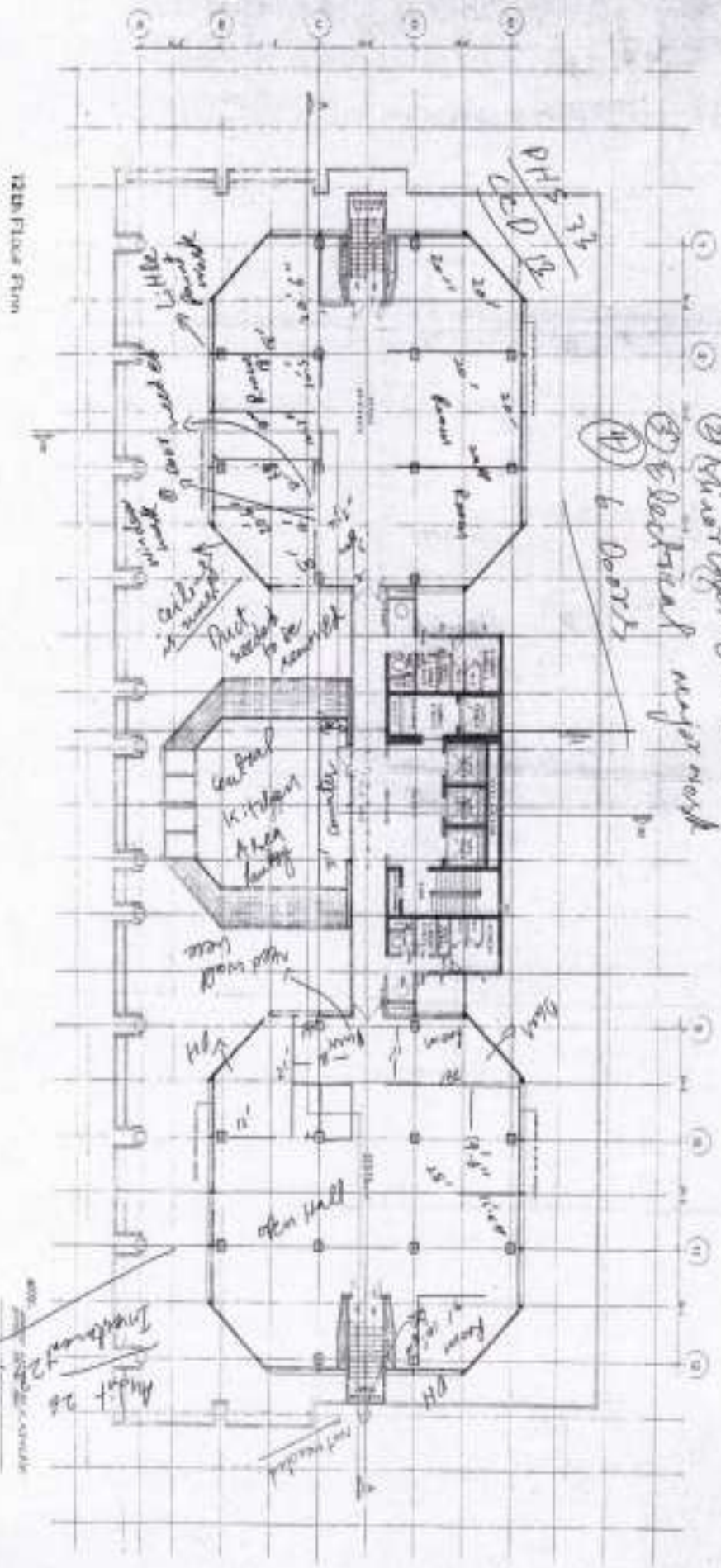
3rd, 4th, 7th, 8th, 11th Floor Plan



11th Floor

12th Floor

- ① ceiling
- ② minor ceiling coat
- ③ Electrical major work
- ④ 6 Doors



12th Floor Plan



OFFICE BUILDING ON PLOT NO 27/1/13, JALDE KUNJ, MUMBAI
 LIFE INSURANCE CORPORATION OF INDIA LTD.

DATE: 12/11/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

NO.	11
DATE	12/11/2011
SCALE	AS SHOWN
PROJECT	12th Floor Plan
CLIENT	LIFE INSURANCE CORPORATION OF INDIA LTD.
DESIGNER	[Signature]
CHECKER	[Signature]

