

SCOPE OF PROJECT

1. CIVIL & FINISHING WORKS (DETAILED DESCRIPTION)

1.1 Item No. 1 – Stucco Paint (Margalla & Pindi Sides)

1.1.1 Description:

Providing and applying high-quality stucco paint system on external elevations (Margalla & Pindi sides) including complete surface preparation, material application, and finishing, in accordance with approved engineering standards and manufacturer specifications.

1.1.2. Scope of Work Includes: Stucco Paint (Margalla & Pindi Sides):

1. Cleaning of surface using high-pressure water jet to remove dust, dirt, algae, and loose particles
2. (removal) of loose/peeling paint and weak plaster
3. Repair of cracks using polymer-modified mortar / crack filler
4. leveling and patchwork wherever required
5. Application of approved exterior-grade primer
6. Application of stucco texture finish using approved material
7. Final application of weather-resistant top coat (2 coats minimum)
8. of adjacent surfaces (windows, glass, fixtures)
9. Complete curing and finishing as per standards

1.1.3. Mode of Measurement:

Measured in square feet (Sft) of treated surface area.

1.2 Item No. 2 – Weather Shield Paint (Front & Back Elevations)

1.2.1 Description:

1. Providing and applying weather shield exterior paint system on front and back elevations of the building, ensuring durability against harsh climatic conditions, including all preparatory and finishing works.
2. Scope of Work Includes:
3. Surface cleaning (manual + mechanical methods)
4. Removal of dust, fungus, algae, and old deteriorated coatings
5. Crack filling and surface correction
6. Application of alkali-resistant primer
7. Application of weather shield paint (minimum 2–3 coats)
8. Uniform (color) finishing as per approved shade
9. Protection of windows and adjacent during application

1.2.1 Special Note:

1. Window areas will be deducted from total paintable surface as per BOQ
2. Work to ensure waterproofing and UV resistance

1.2.2 Mode of Measurement:

1. Net painted area in Sft (after deductions)

1.3 Item No. 3 – Window Repair / Replacement Works

1.3.1 Description:

Carrying out repair, maintenance, and partial replacement of windows, including frames, glass, and sealing to restore functionality and weather resistance.

1.3.2 Scope of Work Includes:

1. Removal of damaged (frames/glass) carefully
2. and fixing of replacement components where required
3. Alignment and adjustment of window shutters
4. Application of silicone/weatherproof sealant
5. Fixing of rubber beading and accessories
6. Ensuring airtight and watertight sealing
7. Cleaning and finishing after installation

1.3.3 Mode of Measurement:

Measured in square feet (Sft) of repaired/replaced window area.

1.4 Item No. 4 – Emergency Staircase Weather Shield Paint

1.4.1 Description:

Providing and applying weather-resistant paint system to emergency staircases, ensuring durability, safety visibility, and protection against environmental exposure.

1.4.2 Scope of Work Includes:

1. Surface cleaning and preparation
2. Minor repair of cracks and defects
3. Application of primer coat
4. Application of weather shield paint (minimum 2 coats)
5. Ensuring anti-fungal and moisture-resistant finish
6. Painting in confined spaces with proper ventilation measures

1.4.3 Mode of Measurement:

Measured in square feet (Sft)

1.5 Item No. 5 – Aluminum Work (Water Stopper Patti)

1.5.1 Description:

Providing, fabricating, and fixing aluminum patti (water stopper) at critical (corners, joints, façade edges) to prevent water seepage up to 13-floor height, as per approved drawings and engineer instructions.

1.5.2 Scope of Work Includes:

1. Supply of approved quality aluminium sections (patti)
2. Cutting, shaping, and fabrication as required

3. Fixing with screws, anchors, or fasteners
4. Application of sealant (silicone/PU) for waterproofing
5. Ensuring proper alignment and finishing
6. Corrosion protection and durability measures

1.5.3 Mode of Measurement:

Measured in running feet (Rft) of installed aluminium patti.

1.6 GENERAL NOTES FOR SECTION-1

1. All materials shall be approved by Engineer/Client before use
2. Work shall comply with relevant ASTM / BS / local building standards
3. Contractor shall ensure minimal disruption to building operations, as the building is operational
4. (protection) of existing structure, glass, and finishes is included
5. All tools, plants, labor, and consumables are included in rates
6. Scaffolding / gondola not included here (covered in Safety Section 2).

2. PRE-POST WORK CONDITIONS/ INSTRUCTIONS

EXTERIOR STUCCO PAINT & WINDOW REPAIR WORK 170 FT HIGH-RISE OPERATIONAL BUILDING ZTBL ISLAMABAD"

2.1 General Conditions

1. Exterior Stucco Paint & Window Repair of 170 Ft High-Rise Operational Building.
2. Contractor Category Requirement: PEC C-5 & above
3. Must possess PEC Relevant Codes: BC-04, CE-10, CE-11(i)
4. Completion Period: 12 Months
5. Performance Security: 10% of Contract Price, Performance Security will be released after the defect liability period. The DLP shall start from the issuance of Completion Certificate.

2.2 SPECIAL CONDITIONS (OPERATIONAL HIGH-RISE)

1. Building shall remain operational throughout execution.
2. No obstruction to entrances/exits.
3. Work at height shall stop when wind speed exceeds 30 km/h.
4. Daily toolbox talk mandatory.
5. Tools must be tethered at height.
6. Cradle inspection before daily use.
7. Contractor liable for any damage.
8. Defect Liability Period: 12 Months. The DLP shall start from the issuance of Completion Certificate. Performance Security will be released after the defect liability period.

2.3 RISK ASSESSMENT & METHOD STATEMENT (RAMS)

2.3.1 Major Risks:

1. Fall from height

2. Falling objects
3. Glass breakage
4. Public exposure
5. Electrical hazards

2.3.2 Control Measures:

1. Full body harness with double lanyard
2. Certified cradle system
3. Safety nets and barricades
4. Tethered tools
5. Glass removal in sealed containers
6. Permit to Work system
7. Emergency rescue kit on site

2.3.3 Work Method:

1. Site mobilization and barricading.
2. Installation & certification of cradle.
3. Surface preparation phase-wise.
4. Primer application.
5. Finish paint coats.
6. Window repairs from inside wherever possible.
7. Final inspection and snag rectification.

2.4 PROTECTION OF SOLAR PANELS & ROOFTOP EQUIPMENT

2.4.1. Contractor Responsibility

1. The Contractor shall be fully responsible for protection of all existing rooftop equipment including solar panels, mounting frames, DC/AC cables, inverters, HVAC units, antennas, lightning arresters and associated accessories during the entire execution period.
2. Any damage caused due to negligence, improper handling, cradle movement, falling debris, or material shifting shall be repaired or replaced by the Contractor at his own cost to the complete satisfaction of the Engineer.
3. No separate payment shall be made for protection measures unless specifically provided in the BOQ.

2.4.2. Pre-Work & Post-Work Inspection

1. Joint inspection of rooftop solar system shall be conducted before commencement of work.
2. Photographic record shall be prepared and signed by both parties.
3. Post-completion inspection certificate shall be issued after satisfactory condition verification.

2.4.3 Indemnity Clause

The Contractor shall indemnify and hold harmless the Employer against all losses, damages, claims, liabilities, penalties, and expenses arising out of damage to solar installations or rooftop equipment caused during execution of the works.

2.4.4 Mandatory Protection Measures (To Be Included in Method Statement)

1. Solar panels to be covered with green Net as approved by Engineer in charge.
2. No material stacking on rooftop near solar arrays.
3. Cradle wire rope clearance verification before operation.
4. Dedicated supervisor during rooftop movement.
5. All tools to be tethered.
6. Debris disposal in sealed containers.

2.4.5 Penalty Clause

In case of any damage occur due to negligence, cost of repair/replacement shall be deducted from contractor's running bill or performance security in addition to imposition of penalty as determined by the Engineer.

3. Payments Terms:

1. Payment shall be made as per actual work done.
2. ZTBL reserve the right for the release of partial payments.
3. Minimum invoice for partial payment shall be above 03 Million PKR.
4. Adjustment of old materials will be deducted as per actual quantities from the total bill.
5. The quantities specified in the BOQ are indicative and are provided for bid evaluation purposes only. Payment shall be made only for the actual quantities of work executed, measured, and verified. The payable amount shall be calculated by applying the successful bidder's quoted unit rates to the actual quantities executed.

4. Mandatory Items of the scope of the Project: The bidder shall quote the price after taking into account the following mandatory requirements. No separate payment shall be made for these items.

M Mandatory Items of the scope of the Project	
Suspended Gondola System Rental & Installation/Mobile Crane with Man Basket	Rental & installation for 12months,Maintenance & safety checks brand/Quality approved Engineer only
Scaffolding Setup (Emergency Stairs)	Restricted/emergency areas
Safety Lifeline & Anchorage Systems	Fall protection
Barricading, Safety Nets, Public Protection	Site safety measures
Warning Signage & Night-time Safety	Signs, barricades
Fire Safety & First Aid Equipment	Fire extinguishers, first aid kits
Dedicated Safety Officer	12 months supervision
Site Supervision (Engineer + Supervisor)	12 months
Material Handling & Logistics	Transport and shifting
Cleaning, Debris Disposal & Handover	Final cleanup

5. Bill of Quantity (BOQ): The BOQ is provided for bid evaluation purposes only. Payment shall be made based on the actual quantities of work executed and verified by the Procuring Agency.

Sr.No		Description	Scope of Work	Unit	Quantity	Rate	Total Amount
1	Paint Work	Removal of Debris and Site Cleaning Works	Clearing, collecting, loading, and removing all construction debris, waste materials, dust, and unwanted rubbish from the site area, including sweeping, scraping, and cleaning of floors and surrounding surfaces, and disposing of all waste to an approved dumping site as directed by the Engineer, complete in all respects.	LS	1	100000	100,000
2	Paint Work	Grain Textured Plaster Finish to Walls" (Pane Chips)	Providing and applying exterior decorative grain textured finish to external walls of high-rise building at all heights i.e 170ft, where required including surface preparation, primer, texture coat, scaffolding/gondola arrangements, labor, materials, transportation, safety, Warning Signage & Night-time Safety measures, Safety Lifeline & Anchorage Systems and also removal of existing grains , dump materials all ancillary works complete in all respects.	SFt	20000	310	6,200,000
3	Paint Work	Stucco Paint (Margalla & Pindi Sides)	Surface cleaning using high-pressure water jet, Removal of loose/peeling paint and weak plaster, i.e 170 height Crack repair with polymer-modified mortar (cement/sand), Surface leveling & patchwork, Primer coat, stucco texture, top coat (2+ coats),Protection of adjacent surfaces, Curing & finishing as brand/Quality and also cleaning, removal of loose/peeling paint around ZTBL logo, apply Enamel paint on Logo and scaffolding/gondola arrangements, labor, materials, transportation, safety measures, Safety Lifeline & Anchorage Systems, Warning Signage & Night-time Safety and also removal of existing paint etc, dump materials all ancillary works complete in all respects. need full be done as approved Engineer- In-charge only	Sft	41580	310	12,889,800

4	Paint Work	Weather Shield Paint (Front & Back Elevations)	Surface cleaning (manual + mechanical), Removal of dust, fungus, algae, old coatings, Crack filling & surface correction, i.e 170 height Primer & 2–3 coats weather shield paint, Uniform color finish, Protection of windows/adjacent elements, Deduction of windows as per BOQ, Waterproofing & UV protection and scaffolding/gondola arrangements, labor, materials, transportation, safety measures, Safety Lifeline & Anchorage Systems, Warning Signage & Night-time Safety and all ancillary works complete in all respects. need full be done as approved Engineer- In-charge.	Sft	42000	190	7,980,000
5	Paint Work	Emergency Staircase Weather Shield Paint	Surface cleaning & preparation, Minor repair of cracks & defects, Primer coat & 2+ coats weather shield paint, Anti-fungal & moisture-resistant finish, i.e 170 height Painting in confined spaces and scaffolding/gondola arrangements, labor, materials, transportation, safety measures, Safety Lifeline & Anchorage Systems, Warning Signage & Night-time Safety (Emergency Stairs) and all ancillary works complete in all respects. need full be done as approved Engineer- In-charge only.	Sft	13860	200	2,772,000
6	Aluminium Work (Repair and Replacement of Aluminum Window Components Including Glass, Hardware, Gaskets, and Safety Film)	Alignment and adjustment of existing aluminum window frames,	Checking, realigning, adjusting, and securing existing aluminum window frames to restore proper operation, including tightening of fixings, adjustment of shutters/sashes, correction of minor distortions, lubrication of moving parts where required, and all associated works complete in all respects.	No.s	770	2000	1,540,000
7	Aluminium Work (Repair and Replacement of Aluminum Window Components	Windows allied Repair.	Repair / replacement of window rollers, hinges, locks, and latches including adjustment and smooth functioning complete in all respects, Cleaning of aluminum windows including frames, glass, tracks and removal of dust, debris and cement stains complete in all respects	LS	1	300000	300,000

	Including Glass, Hardware, Gaskets, and Safety Film)						
8	Aluminium Work (Repair and Replacement of Aluminum Window Components Including Glass, Hardware, Gaskets, and Safety Film)	Gas Kit	Providing and fixing EPDM/Ethylene Propylene Diene Monomer rubber glazing gasket with speical Silicon to existing aluminum/uPVC windows, including removal of damaged gasket, cleaning of grooves, installation of new weatherproof gasket, sealing at joints and corners, and all necessary accessories, complete in all respects.	Rft	16000	75	1,200,000
9	Aluminium Work (Repair and Replacement of Aluminum Window Components Including Glass, Hardware, Gaskets, and Safety Film)	Glass work	Providing and fixing 6 mm thick clear float glass, free from bubbles, waves, scratches, and other defects, cut to required sizes and shapes, including edge finishing, handling, fitting, and all incidental works complete in accordance with the drawings and specifications	Sft	5000	400	2,000,000
10	Aluminium Work (Repair and Replacement of Aluminum Window Components Including Glass, Hardware, Gaskets, and Safety Film)	Anti Shutter-Work	Supply and apply clear anti-shatter safety film to glass, including surface preparation and installation, complete in all respects Film type: Clear safety/security film Thickness: 100–175 microns (4–7 mil) or as specified UV rejection: Minimum 95–99% Optical clarity: High transparency with minimal distortion Adhesive: Pressure-sensitive, permanent bonding Application: Interior face of glass	SFt	5000	400	2,000,000

11	Aluminium Work (Repair and Replacement of Aluminum Window Components Including Glass, Hardware, Gaskets, and Safety Film)	Handles	Providing and fixing aluminum window handles of approved quality and finish, complete with screws, fixing accessories, and all necessary hardware for proper operation of the window, complete in all respects. Material: Die-cast aluminum Finish: Powder-coated, anodized, or painted to match window frame Corrosion resistant Suitable for the window type (casement, sliding, top-hung, etc.) Including all fixing screws and accessories	No.	800	550	440,000
12	Aluminium Windows Work(new)	Aluminium Windows Work(new)	Supply, fabricate and install powder-coated aluminum framed window with 6 mm thick clear float glass, 1.6 mm Aluminium single Glazed glass , Fixing rubber beading , mesh jali & accessories, Airtight & watertight sealing, Rectification of rainwater leakage through windows by sealing perimeters with approved waterproof sealant, repairing joints and gaps, and ensuring no water ingress during heavy rain and wind conditions Cleaning & finishing brand/Quality approved Engineer only	Sft	300	2000	600,000
13	Aluminium Windows Work(new)	Aluminium Windows Work(new)	Supply, fabrication, double glazed glass (DGU) Sliding Windows 2mmx100mm with imported jali, 5mm Brown and plan glass both tempered glass,and installation of powder-coated/anodized aluminium works (doors, windows, partitions, etc.) using approved sections, including all necessary fittings such as handles, locks, hinges, rollers, rubber gaskets, glass/panels, sealants, and accessories, Adjustment of old windows, complete in all respects as per approved Engineer-incharge	Sft	900	3200	2,880,000
14	Aluminium Work (Water Stopper Patti)	Aluminium Work (Water Stopper Patti)	Supply & fabrication of aluminium patti (1.5"x1.5"), Cutting, shaping, installation, Fixing with screws/anchors, Sealant application for waterproofing, Alignment & finishing, Corrosion protection brand/Quality approved Engineer only	Rft	1500	133	199,500