Standard Bidding Document

Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad. (Works)

National

Single Stage-One Envelope

November 04, 2026

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REQUEST FOR BIDS

PROCUREMENT OF CIVIL WORKS

1. The **Allama Iqbal Open University (Directorate of Works)** has reserved Funds for the procurement planned for FY **2026-27**. The **Allama Iqbal Open University (Directorate of Works)** intends to apply part of the proceeds of this Fund to cover eligible payments under the contract for the " **Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.**" with the reference of " **P178908**".

2. The **Allama Iqbal Open University (Directorate of Works)** invites sealed Bids from eligible Bidders for procurement of Works **(Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.)** described in the bidding documents on **EPADS v2.0**.

3. **Single Stage-One Envelope** will be used by adopting **Quality and Cost Based Selection (QCBS)** Technique for the subject procurement, in line with the Public Procurement Rules, 2026 and any Regulations, Regulatory Guides, Procurement Guidelines or Instructions issued by the Authority from time to time.

4. All Bids must be accompanied by a Bid Security amount described in Bid Security Section in Bidding Document in the form of **Pay Order, Call at Deposit, Bank Guarantee**. Or all bids must be accompanied by bid securing declaration in the format specified in the Bidding documents

5. E-Bidding documents, containing detailed terms & conditions, specifications and requirements etc. are available on **e-Pak Acquisition and Disposal System (EPADS)** at **https://epads.gov.pk/opportunities/federal/procurements/178908** for all the interested bidders registered on **EPADS v2.0**. Bidders are required to get themselves registered on **EPADS v2.0** to participate in Bidding process.

6. The e-bids, prepared in accordance with the instructions in the e-Bidding documents, must be submitted through **EPADS v2.0** on or before

Wednesday, November 18, 2026 11:00 AM. E-bids will be opened by using **EPADS v2.0** on the same day at **Wednesday, November 18, 2026 11:30 AM**. Manual submission of Bids shall not be entertained. Those vendor who have not yet registered on the new version of **EPADS v2.0**, may register themselves on **https://vendors.epads.gov.pk/**. A tutorial to explain the registeration process is available at **https://www.youtube.com/watch?v=MNW6T38v7tc.**

In terms of Rules 65 of Public Procurement Rules, 2026 Grievance Redressal Committee (GRC) is notified for the subject procurement and notification copy is available on the procuring agency's website and on Authority's website at (**www.ppra.org.pk**).

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Instructions to Bidders

A. INTRODUCTION

1. **Scope of Bid**

1.1. The Procuring agency/Employer (PA), as indicated in the Bid Data Sheet (BDS) invites Bids for the execution of Works as specified in the BDS and Section V- Works Requirements. The name, identification, and number of lots (contracts) of this National/ International Competitive Bidding process are specified in the BDS.

2. **Source of Funds**

2.1. Source of funds as referred in Clause 2 of Bid Data Sheet.

3. **Eligible Bidders**

3.1. A bidder may be natural person, company or firm or public or semi-public agency of Pakistan or any foreign country, or any combination of them with a formal existing agreement (on Judicial Papers) in the form of a joint venture or consortium. In the case of a joint venture or consortium, all members shall be jointly and severally liable for the execution of the Contract in accordance with the terms and conditions of the Contract. The joint venture or consortium shall nominate a Lead Member as nominated in the BDS, who shall have the authority to conduct all business for and on behalf of any and all the members of the joint venture or consortium during the Bidding process, and in case of award of contract, during the execution of contract. Verifiable copy of the agreement that forms a joint venture, consortium or association shall be required to be submitted as part of the Bid.

Any bid submitted by the joint venture, consortium or association shall indicate the part of proposed contract to be performed by each party and each party shall be evaluated (or post qualified if required) with respect to its contribution only, and the responsibilities of each party shall not be substantially altered without prior written approval of the Procuring Agency and in line with any instructions issued by the Authority.

(The limit on the number of members of JV or Consortium may be prescribed

in BDS, in accordance with the guidelines issued by the PPRA).

3.2. The invitation for bids is open to all prospective bidders subject to any provisions of incorporation or licensing by the respective national/ international incorporating agency or statutory body established for that particular trade or business. Procuring agencies shall specify the registration/licensing requirements for the foreign bidder keeping in view the requirement of that business.

3.3. A Bidder shall not have a conflict of interest. All Bidders found to have a conflict of interest shall be disqualified. A Bidders may be considered to have a conflict of interest with one or more parties in this Bidding process, if they:

3.3.1. are associated or have been associated in the past, directly or indirectly with a firm or any of its affiliates which have been engaged by the Procuring agency/Employer to provide consulting services for the preparation of design or technical specifications of the works that are the subject of the bid; or

3.3.2. have controlling shareholders in common; or

3.3.3. receive or have received any direct or indirect subsidy from any of them; or

3.3.4. have the same legal representative for purposes of this Bid; or

3.3.5. have a relationship with each other, directly or through common third parties, that puts them in a position to have access to information about or influence on the bid of another bidder, or influence the decisions of the Procuring agency/Employer regarding this Bidding process; or

3.3.6. Submit more than one bid in this bidding process.

3.4. A Bidder may be ineligible if –

3.4.1. he is declared bankrupt or, in the case of company or firm, insolvent;

3.4.2. payments in favor of the bidder is suspended in accordance with the judgment of a court of law other than a judgment declaring bankruptcy and resulting (in accordance with the national laws) in the total or partial loss of the right to administer and dispose of its property;

3.4.3. the bidder is convicted, by a final judgment of a Court of Law or relevant Professional Statuary Body, of any offence involving professional conduct;

3.4.4. The bidder is debarred/ blacklisted by a national level Procuring agency/Employer and hence debarred due to involvement in corrupt and fraudulent practices, or performance failure or due to breach of bid securing declaration.

3.5. As and when required, bidders shall provide to the Procuring agency/Employer evidence of their eligibility, proof of compliance with the necessary legal requirements to carry out the contract effectively.

3.6. Bidders shall submit proposal relating to the nature, conditions and modalities of sub-contracting wherever the sub-contracting of any elements of the contract is envisaged.

4. **Eligible Material and Equipment**

4.1. All the material and equipment to be mobilized under the contract shall have their origin in eligible source countries, and all expenditures made under the contract will be limited to such materials and equipment. For this purpose, ineligible countries are stated in the section-IV titled as “Eligible Countries”.

B. BIDDING DOCUMENTS

5. **Contents of Bidding Documents**

5.1. The scope of Works, bidding procedures, and terms and conditions of the contract are prescribed in the bidding documents. In addition to the Invitation for Bids, the bidding documents which should be read in

conjunction with any addenda issued in accordance with ITB 7.1 include:

Section I -Invitation for Bids

Section II Instructions to Bidders (ITBs)

Section III Bid Data Sheet (BDS)

Section IV Eligible Countries

Section V Evaluation and Qualification Criteria

Section VI Works Requirements Technical Specifications & Schedule of Requirements

Section VII Standard Bidding Forms

Section VIII General Conditions of Contract (GCC)

Section IX Particular Conditions of Contract (PCC)

Section X Contract Forms

5.2. The bidder is expected to examine all instructions, forms, specifications, terms and conditions prescribed in the bidding documents. Failure to furnish all the information required in the bidding documents will be at the bidder's risk and may result in the rejection of his bid.

6. **Clarification of Bidding Document, Pre-bid Meeting**

6.1. A prospective bidder requiring any clarification of the bidding document may notify the Procuring agency/Employer through EPADS.

6.2. The Procuring agency/Employer shall respond to the request for clarification in accordance with Rule 31 of the Public Procurement Rules 2004.

6.3. Should the Procuring Agency deem it necessary to amend the BIDDING document as a result of a clarification, it shall do so following the procedure under ITB 7.

6.4. If indicated in the BDS, the bidder's designated representative is invited at the bidder's cost to attend a pre-bid meeting at the place, date and time mentioned in the BDS. During this pre-bid meeting, prospective bidders may request clarification of the schedule of requirement, the evaluation criteria or any other aspects of the bidding documents.

6.5. Minutes of the pre-bid meeting, if applicable, including the text of the questions asked by bidders, including those during the meeting (without identifying the source) and the responses given, together with any responses prepared after the meeting will be uploaded on EPADS. Any modification to the bidding documents that may become necessary as a result of the pre-bid meeting shall be made by the Procuring agency/Employer exclusively through the use of an Addendum pursuant to ITB 7. Non-attendance at the pre-bid meeting will not be a cause for disqualification of a bidder.

6.6. The bidder is advised to visit and examine the Site of Works and its surroundings and obtain for itself on its own responsibility all information that may be necessary for preparing the bid and entering into a contract for construction of the Works. The costs of visiting the Site shall be at the bidder's own expense.

6.7. The bidder and any of its authorized personnel will be granted permission by the Procuring agency/Employer to enter upon its premises and lands for the purpose of such visit, but only upon the express condition that the bidder and its personnel will release and indemnify the Procuring agency/Employer from and against all liability in respect thereof, and will be responsible for death or personal injury, loss of or damage to property, and any other loss, damage, costs, and expenses incurred as a result of the inspection.

7. **Amendment of Bidding Documents**

7.1. The procuring agency may issue notification of any change, addition, modification or deletion in accordance with Rule 23 of the Public Procurement Rules 2004 i.e. Bidding Documents.

7.2. To give prospective bidders reasonable time in which to take an addendum/corrigendum into account in preparing their bids, the Procuring agency/Employer may, at its discretion, extend the deadline for the submission of bids:

Provided that the Procuring agency/Employer shall extend the deadline for submission of bid in pursuance of Rule 27 of the Public Procurement Rules 2004, i.e. Extension of time for submission of bids, if such an addendum is

issued within last three (03) days of the bid submission deadline.

C. PREPARATION OF BIDS

8. **Language of Bid**

8.1. The bid prepared by the bidder, as well as all correspondence and documents relating to the bid exchanged by the bidder and the Procuring agency/Employer shall be written in the English language unless specified in the BDS. Supporting documents and printed literature furnished by the bidder may be in another language provided they are accompanied by an accurate translation of the relevant pages in the English language unless specified in the BDS, in which case, for purposes of interpretation of the bidder, the translation shall govern.

9. **Documents Constituting the Bids**

9.1. The Bids prepared by the Bidder shall constitute of all the documents required in the BDS.

10. **Documents Establishing Eligibility of Material, Equipment and Works, their Conformity to Bidding Documents**

10.1. The bid prepared by the bidder shall constitute the following components: -

10.1.1. Documentary evidence established in accordance with ITB 10 that the material and equipment to be utilized by the Bidder for the executions of works are eligible material and equipment and conform to the Bidding Documents;

10.1.2. Documentary evidence established in accordance with ITB 11 that the bidder has been authorized to carry out the Construction works;

10.1.3. Documentary evidence established in accordance with ITB 11 that the bidder is eligible and/or qualified for the subject bidding process;

10.1.4. Form of Bid and Bid Prices completed in accordance with ITB 12 and 13;

10.1.5. Completed schedules as required, including priced Bill of Quantities in accordance with ITB 13.

10.1.6. Technical Proposal completed in all aspects in accordance with ITB-15.

10.1.7. Bid security or Bid Securing Declaration furnished in accordance with ITB 17;

10.1.8. Any other document required in the BDS.

10.2. In addition to the requirements, bids submitted by a JV shall include a copy of the Joint Venture Agreement entered into by all members. Alternatively, a letter of intent to execute a Joint Venture Agreement in the event of a successful bid shall be signed by all members and submitted with the bid, together with a copy of the proposed Agreement.

10.3. The bidder shall furnish, as part of its bid, all those documents establishing the eligibility in conformity to the terms and conditions specified in the bidding documents for all material, equipment and works which the bidder proposes to execute.

10.4. The documentary evidence of conformity of the material, equipment and works to the Bidding Documents may be in the form of literature, drawings, and data, and shall consist of:

10.4.1. a detailed description of the work methodology, approach, schedule and resources to be mobilized at site;

10.4.2. an item-by-item commentary on the Procuring agency/Employer’s Technical Specifications demonstrating substantial responsiveness of the material, equipment and works to those specifications, or a statement of deviations and exceptions to the provisions of the Technical Specifications;

10.4.3. any other procurement specific documentation requirement as stated in the BDS.

10.5. The required documents and other accompanying documents must be in English. In case any other language than English is used the pertinent translation into English shall be attached to the original version.

11. **Documents Establishing Eligibility and Qualification of the Bidder**

11.1. The bidder shall furnish, as part of its bid, all those documents establishing the bidder's eligibility to participate in the bidding process and/or its qualification to perform the contract if its bid is accepted.

11.2. The documentary evidence of the bidder's eligibility to bid shall establish to the satisfaction of the Procuring agency/Employer that the bidder, at the time of submission of its bid, is from an eligible country as defined in Section-IV titled as "Eligible Countries".

11.3. The documentary evidence of the bidder's qualification to perform the contract if its bid is accepted shall establish to the satisfaction of Procuring agency/Employer that:

11.3.1. The bidder has the financial and technical capability necessary to perform the Contract, meets the qualification criteria specified in Section-V, Evaluation and Qualification Criteria and BDS.

11.3.2. In the case of a bidder not doing business within Pakistan, the bidder is or will be (if awarded the contract) represented by a local bidder (Joint Venture) in accordance with the PEC works bylaws, and in case of award of works such foreign firm is required to participate in the execution of works to carry out its obligations as prescribed in the Conditions of Contract and /or Technical Specifications.

11.3.3. That the bidder meets the qualification criteria listed in Section-V, Evaluation and Qualification Criteria and BDS.

12. **Forms of Bid**

12.1. The Bidder shall fill the Form of Bids furnished in the bidding documents. The Bids Form must be completed without any alterations to its format and no substitute shall be accepted.

13. **Bid Prices**

13.1. The bid prices quoted by the bidder in the Standard bid Forms, Bill of Quantities and in the Price Schedules shall conform to the requirements specified below or exclusively mentioned hereafter in the bidding documents.

13.2. The bidder shall fill in rates and prices for all items of the Works described in the Bill of Quantities. If a Price Schedule shows items listed but not priced, their prices shall be construed to be included in the prices of other items in the Bill of Quantities and will not be paid for separately by the Procuring agency/Employer.

13.3. Items not listed in the Price Schedule shall be assumed not to be included in the bid, and provided that the bid is still substantially responsive in their absence or due to their nominal nature, the corresponding average price of the respective item(s) of the remaining substantially responsive bidder(s) shall be construed to be the price of those missing item(s):
Provided that:

13.3.1. where there is only one (substantially) responsive bidder, or

13.3.2. where there is provision for alternate proposals and the respective items are not listed in the other bids,
The Procuring agency/Employer may fix the price of missing items in accordance with market survey, and the same shall be considered as final price.

13.4. The Bid price to be quoted in the Form of Bid in accordance with ITB 12 shall be the total price of the bid.

13.5. Unless otherwise specified in the BDS and the Contract, the rates and prices quoted by the bidder are subject to adjustment during the performance of the Contract in accordance with the provisions of the

Conditions of Contract.

13.6. If so specified in ITB 1.1, bids may be invited for individual lots (contracts) or for any combination of lots (packages).

13.7. Prices quoted by the Bidder shall be fixed during the bidder's performance of the contract and not subject to variation on any account. A bid submitted with an adjustable price will be treated as non-responsive and shall be rejected, pursuant to ITB 27, unless otherwise price adjustment is permissible under Conditions of the Contract.

13.8. All duties, taxes, and other levies payable by the Contractor under the Contract, or for any other cause, as of the date twenty-eight (28) days prior to the deadline for submission of bids, shall be included in the rates and prices and the total bid price submitted by the bidder.

14. **Currencies of Bid and Payment**

14.1. Prices shall be quoted in Pakistani Rupees unless otherwise specified in the BDS. Comparison of bids and tie of bid shall be treated in accordance with the Rule 30(2) of Public Procurement Rules, 2004.

15. **Documents Comprising the Technical Proposal**

15.1. The bidder shall furnish a Technical Proposal including a statement of work methods, equipment, personnel, schedule and any other information as stipulated in Section VII – Standard Bid Forms, in sufficient detail to demonstrate the adequacy of the bidder's proposal to meet the work requirements and the completion time.

16. **Bid Validity Period**

16.1. Bids shall remain valid for the period specified in the BDS after the bid submission deadline prescribed by the Procuring agency/Employer. A bid valid for a shorter period shall be rejected by the Procuring agency/Employer as non-responsive. The period of bid validity will be determined from the complementary bid securing instrument i.e. the expiry period of bid security or bid securing declaration as the case may be.

16.2. Under exceptional circumstances, prior to the expiration of the initial Bids/Bid validity period, the Procuring Agency may request the Bidders' consent to an extension of the period of validity of their Bids/Bid. Such request for extension of the period of bid validity shall be carried out in accordance with Rule 26 of the Public Procurement Rules, 2004.

17. **Bid Security or Bid Securing Declaration**

17.1. Pursuant to ITB 11.1 unless otherwise specified in the BDS, the bidder shall furnish as part of its bid, a Bid Security in accordance with Rule 25 of the Public Procurement Rules, 2004 in the amount and currency specified in the BDS or Bid Securing Declaration as specified in the BDS in the format provided in Section VII (Standard Bidding Forms).

In case Procuring agency/Employer is inviting bids in lots / packages, the bidder shall be required to submit his bid security against the respective lot/ package for which he is submitting his bid.

Until the development of functionality of auto verification of financial instrument in EPADS, the scanned copy of bid security or bid securing declaration, as the case may be, shall be uploaded on E-PADS whereas the original instrument to be submitted to the procuring agency before closing of bid submission deadline,

17.2. The Bid Security shall be denominated in the local currency or in another freely convertible currency, and it shall be in the form specified in the **BDS** which shall be in any of the following:

17.2.1. A bank guarantee, an irrevocable letter of credit issued by a Scheduled bank in the form provided in the Bidding Documents or another form acceptable to the Procuring agency/Employer and valid for twenty-eight (28) days beyond the end of the validity of the Bid. This shall also apply if the period for Bid Validity is extended. In either case, the form must include the complete name of the bidder;

17.2.2. A cashier's or certified cheque; or

17.2.3. Another security as indicated in the **BDS**.

17.3. The Bid Security or Bid Securing Declaration shall be in accordance with the Form of the Bid Security or Bid Securing Declaration included in Section VII (Standard Bidding Forms) or another form approved by the Procuring agency/Employer prior to the bid submission.

17.4. The Bid Security shall be payable promptly upon written demand by the Procuring agency/Employer in case any of the conditions listed in ITB 17.9 are invoked.

17.5. Any bid not accompanied by a Bid Security or Bid Securing Declaration in accordance with ITB 17.1 or 17.3 shall be rejected by the Procuring agency/Employer and shall be declared as non-responsive bid, pursuant to ITB 27.

17.6. Unsuccessful bidders' Bid Security will be discharged or returned as promptly as possible, however in no case later than thirty (30) days after the expiration of the period of Bid Validity prescribed by the Procuring agency/Employer pursuant to ITB 16. The Procuring agency/Employer shall make no claim to the amount of the Bid Security, and shall promptly return the Bid Security document, after whichever of the following that occurs earliest:

17.6.1. The expiry of the Bid Security;

17.6.2. The entry into force of a procurement contract and the provision of a performance security (or guarantee), for the performance of the contract if such a security (or guarantee), is required by the Biding documents;

17.6.3. The rejection by the Procuring agency/Employer of all Bids;

17.6.4. The withdrawal of the bid prior to the deadline for the submission of bids, unless the biding documents stipulate that no such withdrawal is permitted.

17.7. The successful bidder's Bid Security will be discharged upon the bidder signing the contract pursuant to ITB 40, or furnishing the performance security (or guarantee), pursuant to ITB 41.

17.8. The Bid Security may be forfeited or the Bid Securing Declaration executed:

17.8.1. if a Bidder:

17.8.1.1. Withdraws its Bid during the period of Bid Validity as specified by the Procuring agency/Employer, and referred by the bidder on the Form of Bid except as provided for in ITB 16.2; or

17.8.2. In the case of a successful bidder, if the bidder fails:

17.8.2.1. to sign the contract in accordance with ITB 40; or

17.8.2.2. to furnish performance security (or guarantee) in accordance with ITB 41.

17.9. In case of Bid Security issued by the foreign bank is allowed by the Procuring agency/Employer, the same should be counter guaranteed by a corresponding bank in Pakistan. Furthermore, in case of joint venture, it should be in the name of Joint venture to ensure joint responsibility. In case the JV is not legally constituted at the time of bid submission, the bid security or bid securing declaration shall be in the names of all future members as named in the letter of bid.

18. **Withdrawal of Bids**

18.1. Before bid submission deadline, any bidder may withdraw, substitute, or modify its bid after it has been submitted by sending a written notice, duly signed by an authorized representative, and the corresponding must accompany the respective written notice.

19. **Format and Signing of Bid**

19.1. The Bidder shall prepare and submit Bids through EPADS with due diligence after carefully reading all the terms and condition before bid submission deadline.

D. SUBMISSION OF BIDS

20. **Submission of Bids through EPADS v2.0**

20.1. All bids shall be submitted through EPADS v2.0.

21. **Deadline for Submission of Bids**

21.1. All bids shall be received through **EPADS v2.0** not later than bid submission deadline as specified in the **BDS**.

21.2. The Procuring agency/Employer may, under exceptional circumstances and at its discretion, extend the deadline for the submission of bids, pursuant to Rule 27 of the Public Procurement Rules, 2004. Extension of Time for submission of bid, by amending the Bidding Documents in accordance with ITB 7, in which case all rights and obligations of the Procuring agency/Employer and bidders previously subject to the deadline will thereafter be subject to the new deadline.

22. **Substitution and Modification of bids**

22.1. A bidder may substitute or modify his bid after it has been submitted, provided that written notice of the substitution or modification of the bid, is received by the Procuring agency/Employer prior to the deadline for submission of bids.

22.2. Revised bid may be submitted after the substitution or modification made in the original bid in accordance with the provisions referred in **ITB 18** .

E. OPENING AND EVALUATION OF BIDS

23. **Opening of Bids**

23.1. The Procuring Agency will open bids in accordance with Rule 28 of the Public Procurement Rules, 2004 and as specified in the BDS.

24. **Confidentiality**

24.1. Information relating to the examination, clarification, evaluation and comparison of bids and recommendation of contract award shall not be disclosed to bidders or any other persons not officially concerned with such process until the time of the announcement of the respective evaluation report.

25. **Clarification of Bids**

25.1. Clarification of Bidding Documents shall be carried out in accordance with Rule 31 of the Public Procurement Rules, 2004.

25.2. The alteration or modification in the bid which in any case affect the following parameters will be considered as a change in the substance of a bid:

25.2.1. evaluation & qualification criteria;

25.2.2. required scope of work;

25.2.3. contract price;

25.2.4. all securities requirements;

25.2.5. tax requirements;

25.2.6. terms and conditions of bidding documents.

25.2.7. change in the ranking of the bidder

26. **Preliminary Examination of Bids**

26.1. Prior to the detailed evaluation of bids, the Procuring agency/Employer will determine whether each bid:

26.1.1. meets the eligibility criteria defined in **ITB 3** and **ITB 4**;

26.1.2. has been prepared as per the format and contents defined by the Procuring agency/Employer in the bidding documents;

26.1.3. has been properly signed;

26.1.4. is accompanied by the required securities; and

26.1.5. is substantially responsive to the requirements of the bidding documents.

The Procuring agency/Employer's determination of a bid's substantial responsiveness will be based on the contents of the bid itself.

26.2. A substantially responsive Bid is one which conforms to all the terms, conditions, and specifications of the Bidding Documents, without material deviation or reservation. A material deviation or reservation is one that: -

26.2.1. affects in any substantial way the scope, quality, or performance of the Works;

26.2.2. limits in any substantial way, inconsistent with the bidding documents, the Procuring agency/Employer's rights or the bidders' obligations under the Contract; or

26.2.3. if rectified, would affect unfairly the competitive position of other bidders presenting substantially responsive bids.

26.3. The Procuring agency/Employer will confirm that the documents and information specified under ITB 9, 10 and 11 have been provided in the bid. If any of these documents or information is missing, or is not provided in accordance with the Instructions to Bidders, the bid shall be rejected.

26.4. The Procuring agency/Employer may waive-off any minor informality, nonconformity, or irregularity in a bid which does not constitute a material deviation, provided such waiver does not prejudice or affect the relative ranking of any Bidder.

Explanation: A minor informality, non-conformity or irregularity is one that is merely a matter of form and not of substance. It also pertains to some immaterial defect in a Bid or variation of a bid from the exact requirements of the invitation that can be corrected or waived without being prejudicial to other bidders. The defect or variation is immaterial when the effect on quantity, quality, or delivery is negligible when contrasted with the total cost or scope of the works. The Procuring agency/Employer either shall give the bidder an opportunity to cure any deficiency resulting from a minor

informality or irregularity in a bid or waive the deficiency, whichever is advantageous to the Procuring agency/Employer. Examples of minor informalities or irregularities include failure of a bidder to –

26.4.1. *Submit the number of copies of signed bids required by the invitation;*

26.4.2. *Furnish required information concerning the number of its employees;*

26.4.3. *the firm submitting a bid has formally adopted or authorized, before the date set for opening of bids, the execution of documents by typewritten, printed, or stamped signature and submits evidence of such authorization and the bid carries such a signature.*

26.5. Provided that a Technical Bid is substantially responsive, the Procuring agency/Employer may request the bidder to submit the necessary information or documentation, within a reasonable period of time, to rectify nonmaterial nonconformities or omissions in the Technical Bid related to documentation requirements. Requesting information or documentation on such nonconformities shall not be related to any such aspect of the technical Proposal linked with the ranking of the bidders. Failure of the bidder to comply with the request may result in the rejection of its bid.

26.6. Provided that a Technical Bid is substantially responsive, the Procuring agency/Employer shall rectify quantifiable nonmaterial nonconformities or omissions related to the Financial Proposal. To this effect, the Bid Price shall be adjusted, for comparison purposes only, to reflect the price of the missing or nonconforming item or component.

26.7. If a bid is not substantially responsive, it will be rejected by the Procuring agency/Employer and may not subsequently be evaluated for complete technical responsiveness.

27. **Examination of Terms and Conditions; Technical Evaluation**

27.1. The Procuring agency/Employer shall examine the bid to confirm that all terms and conditions specified in the **GCC** and the **PCC** have been

accepted by the bidder without any material deviation or reservation.

For this purpose:

“Deviation” means departure from the requirements specified in the Bidding Document.

“Reservation” means setting of limiting conditions or withholding from complete acceptance of the requirements specified in the Bidding Document.

27.2. The Procuring agency/Employer shall evaluate the technical aspects of the bid submitted in accordance with ITB 30, to confirm that all requirements specified in Section VI – Works Requirement, Technical Specifications of the Bidding Documents have been met without material deviation or reservation.

27.3. If after the examination of the terms and conditions and the technical evaluation, the Procuring agency/Employer determines that the bid is not substantially responsive in accordance with ITB 27, it shall reject the bid.

28. **Correction of Arithmetic Errors**

28.1. Bids determined to be substantially responsive will be checked for any arithmetic errors. Errors will be corrected as follows: -

28.1.1. if there is a discrepancy between unit prices and the sub-total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail, and the sub-total price shall be corrected, unless in the opinion of the Procuring agency/Employer there is an obvious misplacement of the decimal point in the unit price, in which the total price as quoted shall govern and the unit price shall be corrected;

28.1.2. if there is an error in a total corresponding to the addition or subtraction of sub-totals, the sub-totals shall prevail, and the total shall be corrected; and

28.1.3. where there is a discrepancy between the amounts in figures and in words, the amount in words will govern.

28.1.4. Where there is discrepancy between grand total of price schedule and amount mentioned on the Form of Bid, the amount referred in Price Schedule shall be treated as correct subject to elimination of other errors.

28.2. The amount stated in the Bid will, be rectified by the Procuring agency/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 amount, its bid shall be rejected after forfeiture of Bid Security or execution of the Bid Securing Declaration, as the case may be, in accordance with **ITB 41.3**.

29. **Conversion to Single Currency**

29.1. The unit rates and the prices shall be quoted by the bidder entirely in Pak rupees. A bidder expecting to incur expenditures in other currencies for inputs to the Works from outside the Procuring agency/Employer's country (referred to as the "Foreign Currency Requirements") shall indicate the same in the letter of bid-financial proposal. The proportion of the Bid Price (excluding Provisional Sums) needed by him for the payment of such Foreign Currency Requirements either (i) entirely in the currency of the Bidder's home country or, (ii) at the bidder's option, entirely in Pak rupees provided always that a bidder expecting to incur expenditures in a currency or currencies other than those stated in (i) and (ii) above for a portion of the foreign currency requirements, and wishing to be paid accordingly, shall indicate the respective portions in his bid. Comparison of bids quoted in different currencies and conversion of bids into a single currency shall be carried out in accordance with Rule 30(2) of the Public Procurement Rules, 2004**.**

30. **Evaluation of Bids**

30.1. The Procuring agency/Employer shall evaluate and compare only the bids determined to be substantially responsive, pursuant to **ITB 27**.

30.2. In evaluating the Technical Proposal of each Bid, the Procuring agency/Employer shall use the criteria and methodologies listed in the BDS

and in terms of works requirement. No other evaluation criteria or methodologies shall be permitted.

30.3. The Procuring agency/Employer's evaluation of a bid will take into account:

30.3.1. the bid price, excluding provisional sums and the provision, if any, for contingencies in the summary bill of quantities, but including day work items, where priced competitively;

30.3.2. converting the amount resulting from applying above, if relevant, to a single currency in accordance with ITB 29;

30.4. 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.

30.5. If these bidding documents allow bidders to quote separate prices for different lots, and the award to a single bidder of multiple lots, the methodology of evaluation to determine the lowest evaluated lot combinations in the Form of Bid, is specified in the **BDS**.

30.6. If the bid, which results in the Evaluated Bid Price (Successful Bid), is seriously unbalanced or front loaded in the opinion of the Employer, 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. After evaluation of the price analyses, taking into consideration the schedule of estimated Contract payments, the Employer may require that the amount of the performance security be increased at the expense of the Bidder to a level sufficient to protect the Employer against financial loss in the event of default of the successful Bidder under the Contract.

Explanation:

"Unbalanced" or "front-loaded" bids consist of deliberately submitting bids with artificially high prices or unit rates for the early stages of a construction project, offset by artificially low prices or unit rates for the later stages of the project, to improve the contractor's cash flow.

31. **Domestic Preference**

31.1. If the **BDS** so specifies, the Procuring agency/Employer will grant a margin of preference to the domestic contractor in line with the rules, regulations, regulatory guides or instructions issued by the Authority from time to time.

32. **Determination of Successful Bid**

32.1. The Procuring agency/Employer shall compare the evaluated bids in accordance with the predefined bidding procedure, of all substantially responsive bids to determine the Successful bidder.

33. **Qualification of Bidder**

33.1. The Procuring agency/Employer shall determine to its satisfaction whether the bidder is substantially responsive and whose bid is declared as Successful bid either continues to meet (if prequalification applies) or meets (if post-qualification applies) the qualifying criteria specified in Evaluation and Qualification Criteria.
Note: In case of international bidding, the parameters for incorporation or licensing within Pakistan may be fulfilled as part of post qualification.

33.2. The determination shall be based upon an examination of the documentary evidence of the bidder’s qualifications submitted by the bidder, pursuant to **ITB 11**.

33.3. Prior to contract award, the Procuring agency/Employer will verify that the successful bidder (including each member of a JV) is not blacklisted/debarred. The Procuring agency/Employer will conduct the same verification for each sub-contractor proposed by the successful bidder.

34. **Sub-Contractors**

34.1. The bidder shall provide details regarding any specialized sub-contractor to the Procuring agency/Employer. In case change of sub-contractors, the bidder shall promptly notify the Procuring agency/Employer and obtain approval for replacement of sub-contractors.

34.2. Bidders may propose sub-contracting up to the percentage of total value of contracts or the volume of works as specified in the **BDS**.

35. **Abnormally Low Financial Bid**

35.1. A procuring Agency may reject abnormally low bids. The decision of the Procuring agency/Employer to reject a bid and reasons for the decision shall be recorded in the procurement proceedings and promptly communicated to the bidder concerned. Moreover, the Procuring agency/Employer shall not incur any liability solely by rejecting abnormally bid

Guidance for Procuring agency/Employer:

An abnormally low bid means, in the light of the Procuring agency/Employer's estimate and of all the bids submitted, the bid appears to be abnormally low by not providing a margin for normal levels of profit. In order to identify the Abnormally Low Bid (ALB) following approaches can be considered to minimize the scope of subjectivity:

35.1.1. Comparing the bid price with the cost estimate;

35.1.2. Comparing the bid price with the bids offered by other bidders submitting substantially responsive bids; and

35.1.3. Comparing the bid price with prices paid in similar contracts in the recent past either government- or development partner-funded.

35.2. The Procuring agency/Employer will determine to its satisfaction whether the bidder that is selected as having submitted the successful bid is qualified to perform the contract satisfactorily, in accordance with the criteria listed in **ITB 11**

35.3. The determination will take into account the bidder's financial and technical capabilities. It will be based upon an examination of the documentary evidence of the bidder's qualifications submitted by the bidder, pursuant to **ITB 11**, as well as such other information as the Procuring agency/Employer deems necessary and appropriate. Factors not included in these bidding documents shall not be used in the evaluation of the bidders' qualifications.

35.4. Procuring agency/Employer may seek “Certificate for Independent Price Determination” from the bidder and the results of reference checks may be used in determining award of contract.

Explanation: The Certificate shall be furnished by the bidder. The bidder shall certify that the price is determined keeping in view of all the essential aspects such as raw material, its processing, value addition, optimization of resources due to economy of scale, transportation, insurance and margin of profit etc.

35.5. An affirmative determination will be a prerequisite for award of the contract to the bidder. A negative determination will result in rejection of the bidder’s bid, in which event the Procuring agency/Employer will proceed to the next ranked bidder to make a similar determination of that bidder’s capabilities to perform satisfactorily.

F. AWARD OF CONTRACT

36. **Criteria of Award**

36.1. Subject to **ITB 36 and 37**, the Procuring agency/Employer will award the Contract to the bidder whose bid has been determined to be substantially responsive to the bidding documents and who has been declared as Successful Bidder, provided that such bidder has been determined to be:

36.1.1. eligible in accordance with the provisions of **ITB 3**;

36.1.2. is determined to be qualified to perform the Contract satisfactorily; and

36.1.3. Successful negotiations have been concluded, if any.

37. **Negotiations**

37.1. The Committee of the Procuring agency/Employer may negotiate with the Most Advantageous Bidder relating to the following areas:

37.1.1. a minor alteration to the technical (drawings, design technical specifications) details of the statement of works;

37.1.2. Methodology, work plan, staffing in view to streamline the work;

37.1.3. a minor amendment to the Particular conditions of Contract;

37.1.4. finalizing payment arrangements;

37.1.5. clarifying details that were not apparent or could not be finalized at the time of Bidding;

37.2. Where negotiation fails to result into an agreement, the Procuring agency/Employer may invite the next ranked bidder for negotiations. Where negotiations are commenced with the next ranked bidder, the Procuring agency/Employer shall not reopen earlier negotiations.

38. **Procuring agency's Right to reject All Bids**

38.1. The procuring agency has the right to reject all bids in accordance with Rule 33 of the Public Procurement Rules, 2004. However, the Authority (i.e. **PPRA**) may call from the Procuring agency/Employer the justification of those grounds.

39. **Notification of Award**

39.1. The procuring agency shall announce and publish the evaluation result in accordance with Rule 35 of the Public Procurement Rules, 2004.

39.2. Where no complaints have been lodged, the bidder whose bid has been accepted will be notified of the award by the Procuring agency/Employer prior to expiration of the bid validity period through EPADS. However, the Procuring agency/Employer shall not award any procurement contract at least for five (05) days after the announcement of final evaluation report. The notification letter (herein after and in the condition of the contract and contract form called “Letter of Acceptance” will specify the sum that the Procuring agency/Employer will pay the successful bidder in consideration for the execution and completion of the

works as prescribed by the Contract (hereinafter and in the Contract called the "Contract Price).

39.3. The notification of award will constitute the formation of the Contract, subject to the bidder furnishing the Performance Security (or guarantee) in accordance with **ITB 41** and signing of the contract in accordance with **ITB 40**.

39.4. Upon the successful bidder's furnishing of the performance security (or guarantee) pursuant to **ITB 41**, the Procuring agency/Employer will promptly notify each unsuccessful bidder, the name of the successful bidder and the Contract amount and will discharge the Bid Security or Bid Securing Declaration of the bidder(s) pursuant to **ITB 17**.

40. **Signing of Contract**

40.1. Promptly after notification of award, Procuring agency/Employer shall send the successful bidder the draft agreement, incorporating all terms and conditions as agreed by the parties to the contract.

40.2. Immediately after the Redressal of grievance by the **GRC**, and after fulfillment of all conditions precedent of the Contract Form, the successful bidder and the Procuring agency/Employer shall sign the contract.

40.3. Where no formal signing of a contract is required, work order issued to the bidder shall be construed to be the contract.

41. **Performance Security (or Guarantee)**

41.1. After the receipt of the Letter of Acceptance, the successful bidder, within the specified time, shall deliver to the Procuring agency/Employer a Performance Guarantee in the amount and in the form stipulated in the BDS and PCC, denominated in the type and proportions of currencies in the Letter of Acceptance and in accordance with the Conditions of Contract.

41.2. If the Performance Guarantee is provided by the successful bidder and it shall be in the form specified in the BDS which shall be in any of the following:

41.2.1. certified cheque, cashier's or manager's cheque, or bank draft;

41.2.2. irrevocable letter of credit issued by a scheduled bank of Pakistan or in the case of an irrevocable letter of credit issued by a foreign bank, the letter shall be confirmed or authenticated by a scheduled bank of Pakistan;

41.2.3. bank guarantee confirmed by a reputable local bank or, in the case of a successful foreign bidder, bonded by a foreign bank; or

41.2.4. surety bond callable upon demand issued by any reputable surety or insurance company.
Any Performance Guarantee submitted shall be enforceable in Pakistan.

41.3. Failure of the Most Advantageous Bidder to comply with the requirement of **ITB 40** shall constitute sufficient grounds for the annulment of the award and forfeiture of the Bid Security or declare blacklisted (in case bid securing declaration is submitted) in which event the Procuring agency/Employer may make the award to the next most advantageous bidder or reinitiate the procurement process afresh (as a case may be).

42. **Advance Payment**

42.1. Advance payment will be provided to the bidder in percentage and in the manner as agreed by the both parties in terms of Conditions of the Contract.

42.2. The Procuring agency/Employer will provide an advance payment as stipulated in the Conditions of Contract, subject to a maximum amount, as stated and/or Conditions of the Contract. The advance payment request shall be accompanied by an advance payment security (guarantee) in the form provided in Section X. For the purpose of receiving the advance payment, the bidder shall make and estimate of, and include in its bid, the expenses that will relate to the purchase of equipment, machinery, materials, and on the engagement of labor during the first month beginning with the date of the Procuring agency/Employer's "**Notice to Commence**" as specified in the **PCC**.

43. **General Performance of the Bidders**

43.1. The Procuring agency/Employer reserves the right to obtain information regarding performance of the bidders on their previously awarded contracts / works. The Procuring agency/Employer may seek information / report from the previous employer for consideration. However, the Procuring agency/Employer shall incorporate such parameters in the evaluation criteria and accordingly decide the fate of the bid submitted.

44. **Corrupt & Fraudulent Practices**

44.1. Procuring agencies (including beneficiaries of Government funded projects and procurement) as well as Bidders/Suppliers/Contractors under Government financed contracts, observe the highest standard of ethics during the procurement and execution of such contracts, and will avoid to engage in any corrupt and fraudulent practices.

G. GRIEVANCE REDRESSAL & COMPLAINT REVIEW MECHANISM

45. **Grievance Redressal**

45.1. Grievance Redressal shall be carried out in accordance with Rule 48 of the Public Procurement Rules, 2004 i.e. Redressal of grievances by the procuring agency and “Redressal of Grievances Regulations 2021”.

H. MECHANISM OF BLACKLISTING

46. **Mechanism of Blacklisting**

46.1. The Procuring agency/Employer shall proceed Blacklisting of Bidders/Contractors in accordance with Rule 19 of the Public Procurement Rules, 2004 i.e. Blacklisting and “Blacklisting and Debarment of Bidders or Contractors Regulations 2024.

Bid Data Sheet

Bids Data Sheet (BDS)

The following specific data for the procurement of Goods to be procured shall complement, supplement, or amend the provisions in the Instructions to Bidders (ITB). Whenever there is a conflict, the provisions herein shall prevail over those in ITB.

BDS Clause Number	ITB Number	Amendments of, and Supplements to, Clauses in the Instruction to Bidders
A. Introduction		
1	1.1	Name of Procuring Agency:**Allama Iqbal Open University (Directorate of Works)** The subject of procurement is:**Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.** Expected commencement date: **Thursday, December 31, 2026**
2.	2.1	Financial year for the operations of the Procuring Agency:**2026-27** Name and identification number of the Contract: **P178908**
3.	3.1	JV/Consortium or AssociationAllowed: **No** Number of JV/Consortium Members: **Nil**
B. Bidding Documents		

4.	**6.2 & 6.4**	The Bidders may seek clarifications through **EPADS v2.0**: Clarification Date: Sunday, November 15, 2026 Pre-Bid Meeting: Wednesday, November 11, 2026 11:00 AM Venue: Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad Meeting Link: https://meet.google.com/meet/jgh-nofm-hkf
5.	**7.2**	Any addendum, in case issued, shall be published on **Allama Iqbal Open University (Directorate of Works)** website and on **EPADS v2.0**.

C. Preparation of Bids

6.	**8.1**	List of documents required along with the bid: 1. The Bidder shall submit audited balance sheets for the last three (03) years. 2. Documentary evidence (Contract Agreement/Work Order/Completion Certificate) of claimed contracts. 3. CVs of key personnel. 4. Affidavit on judicial paper of at least Pak. Rs. 100/- about (a) no blacklisting/debarment (b) no conflict of interest, (c) no history of litigation in any court of law in Pakistan (d) no history of contract non-performance, (e) surety to comply with bid validity period and completion of contract within given timelines, and (f) surety that all the provided information/ documents are correct and any fake information/document shall lead to bidder's disqualification & blacklisting. 5. If in support of cash flow, the bidder claims provision of overdraft/credit line, submission of latest letter duly addressed to the University, by a registered bank signed and stamped by the authorized person(s) with their names and employee codes, on bank's letter head, must be submitted with the bid. 6. The bidder, or its sub-contractor (if any), must have manufacturer's authorization for installation of VRF system. 7. The bidder must submit the Brochures and Pictures of offered VRF System and Lift with the bid. 8. Provision of details of required list of equipment as provided in the bidding document as Annexure.

7.	**9.1**	The qualification criteria to establish the supply / production capability of the bidder. *see Eligibility Criteria*
8.	**11.2**	**Works and Their relateddocuments:** *See section Required Scope of Work*
9.	**11.1**	Price schedule will be provided according to the format defined and acquired. *see section price schedule.*
10.	**11.4**	**Specifications:** *see section of specifications.*
11.	**11.5 & 13.5**	The price shall be **Fixed**. The bid price shall be adjusted in accordance with Appendix provided – Formula for Price Adjustment.
12.	**14.1**	Currency of the Bids shall be : **PKR**
13.	**16.1**	The Bids/Bid Validity period shall be: **180 Days**
14.	**17.1**	The amount of Bid Security shall be as defined in Bid Security Section for items and lots given in **BDS 6**
15.	**17.2**	The Bid Security shall be in the form of: **Pay Order, Call at Deposit, Bank Guarantee**
16.	**15.1**	Alternative Bids to the requirements of the bidding documents willnot be permitted.

D. Submission of Bids

17.	**18.1 & 21.1**	Bid shall be submitted online on EPADS v2.0 whereas hard copy of the bid security should be submitted to the following; **Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad** Bids that are not submitted on EPADS v2.0 shall be disqualified. The deadline for Bids submission is: **Wednesday, November 18, 2026 11:00 AM**

E. Opening and Evaluation of Bids

18.	**24.1**	The Bids opening shall take place on **EPADS v2.0**. Day *:* ***Wednesday*** Date:***November 18, 2026*** Time *:* ***11:30 AM***
19.	**30.2**	Selection technique adopted will be: **Quality and Cost Based Selection (QCBS)** *see Evaluation Criteria*

F. Award of Contract

20.	**41.1 & 41.2**	The Performance guarantee shall: **10.00%**. The Performance Guarantee shall be acceptable in the form of:**Bank Guarantee**
21.	**45.1**	Arbitrator shall be appointed by mutual consent of the both parties.

G. Review of Procurement Decisions		
22.	**37**	Grievance against this procurement shall be submitted online on EPADS v2.0.

Eligibility Criteria

All Active Taxpayers shall be eligible to participate in the procurement process, unless expressly excluded or otherwise restricted under the Eligibility Criteria specified by the Procuring Agency.

Required Registration
FBR (NTN) FBR (GSTN) PEC

Eligibility Criteria	Document
The bidders must have Active Registration with Income & Sales Tax Departments.	No
The Bidders must visit the site from 0900 to 1500 PST on any working day and assure themselves about the sufficiency of requirements for submitting all-inclusive bids. For site visits, the bidders shall share the details of their representative(s) carrying out site visit, at least one (01) hour earlier and during the working hours, on the email address and the phone number provided in the IFB Notice.	Yes
The bidders must have valid registration with Pakistan Engineering Council in Category C-A with PEC Codes CE01, CE09, CE10, BC01, ME01, ME02, ME03, ME05, ME06, ME07, EE01, EE03, EE04, EE05, EE09, EE10, EE11 (I & II).	No

Evaluation Criteria

Quality and Cost Based Selection (QCBS)

Weightage

Technical Evaluation %	Financial Evaluation %
70	30

Technical Marks	110
Passing Marks	**88**
Technical Evaluation Criteria	
Complete solution in all aspects along with Bills of Quantities with each and every technical details (Qualitative)(Doc Required)	10
Most compact and corporate style attractive and spacious, external & interior Designs with value added features for enhancing sustainability, performance, efficiency, reliability, functionality; easy to maintain & operate etc., of the space being renovated, including Network provisioning & integration capability of all systems. The designs provided in the bidding document are for reference purposes. The bidders must propose more effective and attractive internal and external, yet cost effective, designs against the proposed designs. (Qualitative)(Doc Required)	25
Approach and method statement (methodology) with Site Organizational Plan, for Logistics, Supply Chain Management, Stakeholder Communication, Management & Coordination, overcoming challenges for supply, installing, commissioning, integrating & testing the required equipment without interrupting the daily functions of the University (Qualitative)(Doc Required)	15

Mobilization & Construction Schedules, dissecting all the implementation steps/requirements (Qualitative)(Doc Required)	10
Quality Control Measures (Qualitative)(Doc Required)	10
Environmental Health and Safety Plan (Qualitative)(Doc Required)	10
Quality of proposed key personnel. (Qualitative)(Doc Required)	10
Offering of renowned, durable, and quality brands of VRF System and Lift, meeting all the specifications and requirements, given in BoQs, ensuring product sustainability & warranty. Submission of Brochures and pictures of offered VRF System and Lift with the bid. The offered brands must have their service outlets in twin cities (Islamabad/Rawalpindi) (Qualitative)(Doc Required)	20

Jobs/Lots

Jobs Without Lots :

Job	Delivery Schedule	Quantity	Bid Security
Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.	Address: Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad Schedule: 6 Months Quantity: 1/job	1/job	4000000 PKR

Related Services :

Yes

Job	Related Services
Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.	Provision of warranty and after-sales services for VRF system, Solar System, and Lift as per the requirements mentioned in their specs.

Work Specifications and Market Rates

Jobs Without Lots :

Job: Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.

Specifications / Requirements:

Sr. No	Item No	Description	Unit	Quantity	Rate		Amount
1	Bill No. 1	Civil Works					

Sr. No	Item No	Description	Unit	Quantity	Rate		Amount
2	1	Please find attached the complete and itemized Bill of Quantities in the Annexures. The bidder must submit itemized financial cost for all the items mentioned in the Bill of Quantities (BOQs) as per the format attached in this ANNEXURE. If the itemized BOQs are					

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Sr. No	Item No	Description	Unit	Quantity	Rate		Amount
3						Total	200000000
						GRAND TOTAL:	Rs200,000,000.00

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Scope of Work

The project entails the upgradation, vertical extension, and state-of-the-art remodelling of the VC Secretariat, specifically focusing on the Council Hall, Auditorium, and main building exterior. Prior to the initialization of works, the contractor must thoroughly survey the existing structure to assess load-bearing capacities for the vertical extension and submit comprehensive structural and architectural drawings for approval. The project shall be executed as a complete, end-to-end solution encompassing civil, electrical, carpentry, furnishing, networking, audio-visual, and allied mechanical works, Two VRF Systems, a lift and other works complete in all respects:

1. Structural Extension & Civil Works

- **Site Clearance & Dismantling:** Dismantling and removal of existing roofing elements, cement board partitions, aluminium partitions, doors, and unserviceable materials. All salvaged items must be handed over to the university. Complete removal of debris and site clearance.
- **Vertical Extension (Council Hall):** Construction of a completely new floor on top of the existing Council Hall, including RCC columns, beams, slabs, brick masonry, and the construction/closure of required openings.
- **Auditorium Upgrades:** Execution of structural modifications, stage restructuring, and civil preparations for tiered seating. Fabrication and installation of a raised floor system in the auditorium area.
- **Surface Preparation & Treatments:** Comprehensive termite proofing treatment across all zones. Interior and exterior wall plastering.
- **Paint Works:** Surface preparation and application of premium quality plastic emulsion paint on interior walls and ceilings, followed by comprehensive weather-resistant painting and premium decorative finishes for the exterior.

2. Facade Renovation & External Works

- **Architectural Facade:** Complete modernization of the VC Secretariat exterior incorporating contemporary architectural elements, structural glazing, aluminum composite panels (ACP), and premium external cladding to enhance overall aesthetics.
- **Metal & Glass Work:** Installation of heavy-duty aluminum-framed windows with energy-efficient/tempered glass. Provision and installation of solid wood automated entry doors and glass entrance doors.
- **Waterproofing & Drainage:** Complete roof treatments, advanced waterproofing for the newly constructed floor, and the extension of rainwater drainage systems.

3. Interior Finishing, Ceiling & Decorative Works

- **Flooring:** Provision and installation of premium approved marble, porcelain floor tiles, and heavy-duty acoustic carpeting tailored for the Council Hall and Auditorium, laid over existing flooring where required.
- **Acoustics & False Ceilings:** Installation of customized false ceilings (gypsum, wooden, or metallic) including frameworks, finishing, and all related fittings. Integration of specialized acoustic wall paneling for optimal sound insulation and reverberation control.
- **Wall Paneling & Aesthetics:** Installation of a decorative media wall, 3D wall panels, wall padding, wall cladding, wallpapers, decorative paintings, wall arts, benches, planter boxes, and associated aesthetic elements.
- **Pantry Layout:** Provision and installation of a coffee/pantry counter in the designated discussion/lounge areas, complete in all respects.

4. Furniture & Carpentry Works

- **Executive & Modular Furniture:** Supply and installation of premium customized modular furniture, workstations, and high-end conference seating for the Council Hall. Tables must feature premium finishes, approved hardware, and built-in connections to entirely camouflage cables (no visible wires for microphones, computer accessories, or chargers).
- **Auditorium Seating & Podium:** Provision and installation of fixed audience seating/chairs of approved quality in the Auditorium. Supply and installation of an acrylic podium.
- **Carpentry & Joinery:** Fabrication and installation of customized wooden doors, executive cabinetry, approved quality sheet box tables/storage units, and interior architectural fixtures.
- **Lounge Furnishing:** Provision of adequate tables, chairs, sofas, and associated furniture items in the discussion/lounge areas to effectively cater to functional seating requirements.

5. Audio-Visual (AV), IT & Networking Systems

- **Sound & Display Systems:** Design, supply, installation, and commissioning of a premium wireless sound system (speakers, microphones, amplifiers, and wiring) for the Council Hall and Auditorium. Provision of commercial LCD/SMD displays.
- **SMD Screen Integration:** Supplying, fixing, testing, and commissioning of all related electrical fittings, fixtures, conduits, and ventilation arrangements required for the SMD Screen area. (The SMD Screen will be supplied by the university; installation is the bidder's responsibility).
- **Networking & Infrastructure:** Complete deployment of LAN/WLAN structured cabling. Supply and installation of patch panels, cable managers, PDUs, 27U data racks, and technology/media boxes with multiple connectivity options. All AV/IT equipment must be stored in the rack.

- **Cabling:** Installation of media cables, HDMI cables, LAN cables, and all necessary wiring for discussion tables and from the podium to the media wall.
- **PTZ Cameras:** Supply, installation, testing, and commissioning of PTZ Cameras, including power supplies, control accessories, network connections, configuration, and system integration.
- **Video Conference Device:** Provision of a minimum 65” Video Conference device for the discussion/lounge area with a minimum one-year warranty. Technical specifications must include (but are not limited to):
    - Interactive Panel with built-in speaker, microphone, camera, and OPS module.
    - System: 4-core CPU, 4GB RAM, 32GB Flash, Android 9.0 OS.
    - Display: 65-inch D-LED touch screen, 4K60 resolution, 8ms response time, anti-glare (AG), auto-brightness, optical anti-blue light, Mohs 7 protection, ≥85% NTSC, 1200:1 contrast, 350 nits, zero-gap bonding, 20 touch points.
    - Camera & Audio: 4K30 camera (80° H, 50° V angle). Minimum 8 microphone arrays, 360-degree pickup within a 4m radius. Acoustic echo cancellation (AEC), automatic gain control (AGC), and automatic noise reduction (ANR). SNR ≥ 65dB, 5W speaker maximum output.
    - Mounting: Wall-mounted bracket and floor standing (with rollers).

6. HVAC & Lift Systems

- **Air Conditioning (VRF/HVAC):** Supply and installation of two separate VRF systems (Requirement 1 and 2 per BOQ) tailored for dense occupancy loads: ceiling cassette units for the Council Hall and an AHU-DX system for the Auditorium. Includes provision of all electrical points, circuitry, and drain pipes.

- **Lify Installation:** Supply and installation of a dedicated passenger Lift to service the newly constructed upper floor (GF+1 total), featuring a stainless-steel cabin, digital Car Operating Panels (COP), and standard electromechanical safety mechanisms.

7. Electrical & Lighting Works

- **Power & Wiring:** Complete internal electrification for the newly added floor and all renovated areas. Includes conduits, concealed wiring, distribution boards (DBs), circuit breakers, switches, sockets, and related accessories.
- **Circuits & Infrastructure:** Provision of sufficient power outlets, electrical points, and dedicated circuits for all equipment, appliances, and air conditioning units.
- **Specialized Lighting:** Installation of modern executive lighting systems, encompassing energy-efficient LED ambient lighting, ceiling lights, decorative fixtures, and specialized adjustable stage/presentation lighting for the Auditorium.
- **Ventilation:** Provision and installation of ceiling fans and allied accessories where required.

8. Fire Safety & Public Health

- **Detection & Control:** Installation of a fully addressable fire alarm control panel, optical smoke detectors, and manual call points across all new and renovated zones.
- **Sanitary & Plumbing:** Laying of internal water supply and sewerage lines for new executive washrooms, including the installation of high-quality sanitary fittings and fixtures on the added floor.

9. General & Execution Requirements

- **Site Visit & Bid Sufficiency:** The bidder must visit the site to ensure the sufficiency of their bid and the offered end-to-end solution for upgrading the facilities to a corporate-level standard. No complaints regarding site conditions or bid sufficiency will

be entertained after the opening of bids.

- **Complete Delivery:** The bidder shall provide a comprehensive solution including design, supply, installation, testing, commissioning, and handing over.
- **Required Documentation (Drawings & BOQ):** The bidder must provide AutoCAD (.dwg), 2D, and 3D (visual) drawings of their proposed design alongside their bid. The bidder must also provide complete BOQs with specifications of every offered item based on their design. Failure to provide these will render the bid non-responsive.
- **Quality & Standards:** All materials shall be of premium quality and of the latest models/technology as per market standards. The brands of all items must be explicitly mentioned in the proposal.
- **Coordination & Professionalism:** After the award of the bid, the bidder shall ensure proper coordination with concerned departments. All works must be executed in a professional manner as directed by the Engineer In-Charge.
- **Ancillary Works:** The scope mentioned above is indicative and must implicitly include all ancillary works required for the successful completion and operational functionality of the remodelled spaces.

In addition to these works, other required works have been specified in the tentative BOQs and other technical specifications attached in the Annexures. Please note that the **Tentative BOQ is for guidance only.**

The external design has been provided as a reference. The bidders may propose a more effective and attractive external, yet cost-effective, design against the design provided in the bidding document.

The bidder must submit detailed BOQs for each item work that the bidder shall be executing if awarded a contract based on their proposed design. If a bidder does not propose own design or enhance the provided draft designs, it shall be incumbent upon the bidder to provide itemized BOQ for all the works as per the above scope with their bid. The tentative BOQs are not all inclusive, therefore, the bidder must ensure the sufficiency of BOQs and the itemized works to be executed under the contract, covering the missing aspects/items if any.

Price Schedule

For Individual Jobs

#	Job Title	Quantity	Unit Price (PKR)	Total Price (PKR)	Delivery Location	Delivery Period / Year	Country of Origin
1							
2							

For Lots

#	Lot Title	Total Lot Price (PKR)	Country of Origin
1	[Lot 1 Title]		

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

PUBLIC PROCUREMENT REGULATORY AUTHORITY
(PPRA)
EPADS

General Conditions of Contract

A. General

1. **Definitions**

1.1. Unless the context otherwise requires, the following terms whenever used in this Contract shall have the same meaning and shall be interpreted as indicated

1.1.1. “Applicable Law” means the laws and any other instruments having the force of law in the Government’s Country, or in such other country as may be specified in the Special Conditions of the Contract (SC), as they may be issued and in force from time to time;

1.1.2. “The Contract” means an agreement enforceable by law;

1.1.3. “The Contract Price” means the price payable to the Contractor under the Contract for the full and proper performance of its contractual obligations;

1.1.4. “The Services” means the work to be performed by the Contractor pursuant to this Contract and as prescribed in the Specifications and Schedule of Activities included in the Contractor’s Bid;

1.1.5. “Ancillary Services” means those services ancillary to the provision of Services, such as transportation and insurance, and any other incidental services, such as installation, commissioning, provision of technical assistance, training, and other such obligations of the Contractor covered under the Contract;

1.1.6. “GCC” means the General Conditions of Contract contained in this section;

1.1.7. “SCC” means the Special Conditions of Contract by which the GCC may be amended or supplemented;

1.1.8. **“**Day” means calendar day unless indicated otherwise;

1.1.9. “Effective Date” means the date on which this Contract comes into force and effect;

1.1.10. “The Contractor” means the individual or corporate body whose Bids to provide the Services has been accepted by the Procuring Agency;

1.1.11. “The Project Site,” where applicable, means the place or places named in Bid Data Sheet and technical Specifications;

1.1.12. “Government” means the Government of Pakistan;

1.1.13. “Local Currency” means the currency of Pakistan;

1.1.14. “In Writing” means communicated in written form with proof of receipt;

1.1.15. “Completion Date” means the date of completion of the Services by the Contractor as certified by the Procuring Agency;

1.1.16. “Foreign Currency” means any currency other than the currency of the country of the Procuring Agency;

1.1.17. “Party” means the Procuring Agency or the Contractor, as the case may be, and “Parties” means both of them;

1.1.18. "Service" means any object of procurement other than goods or works;

1.1.19. “Subcontractor” means any entity to which the Bidder subcontracts any part of the Services.

2. **Applicable Law**

2.1. The contract shall be governed and interpreted in accordance with the laws of Pakistan, unless otherwise specified in SCC.

3. **Language**

3.1. The Contract as well as all correspondence and documents relating to the Contract exchanged between the Contractorand the Procuring Agency, shall be written in the **English language** unless otherwise stated in the **SCC** . Supporting documents and printed literature that are part of the Contract may be in another language provided these are accompanied by an accurate translation of the relevant passages in English, in which case, for purposes of interpretation of the Contract, this translation shall govern.

4. **Notices**

4.1. Any notice, request, or consent made pursuant to this Contract shall be in writing and shall be deemed to have been made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail, telex, telegram, or facsimile to such Party at the address specified in the **SCC**.

5. **Location**

5.1. The Services shall be performed at such locations as the Procuring Agency may approve and as specified in **SCC.**

5.2. A {DOCUMENTS}

6. **Authorized Representatives / Authority of Member in charge**

6.1. Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Procuring Agency or the Contractor may be taken or executed by the officials specified in the **SCC**.

B. Commencement, Completion, Modification, and Termination of Contract

7. **Effectiveness of Contract**

7.1. This Contract shall come into effect on the date the Contract is signed by both parties and such other later date as may be stated in the **SCC.**

8. **Commencement of Services**

8.1. The Contractor shall confirm availability of Key Experts and begin carrying out the Services not later than the number of days after the Effective Date specified in the **SCC.**

9. **Program schedule**

9.1. Before commencement of the Services, the Contractor shall submit to the Procuring Agency for approval a Program showing the general methods, arrangements, order and timing for all activities. The Services shall be carried out in accordance with the approved Program as updated.

10. **Starting Date/Expiration Date**

10.1. The Contractor shall start carrying out the Services Five (05) days after the date the Contract becomes effective, or at such other date as may be specified in the **SCC.**

10.2. Unless terminated earlier pursuant to Clause **GCC 14** hereof, this Contract shall expire at the end of such time period after the Effective Date as specified in the **SCC.**

11. **Entire Agreement**

11.1. This Contract contains all covenants, stipulations and provisions agreed by the Parties. No agent or representative of either Party has authority to make, and the Parties shall not be bound by or be liable for, any statement, representation, promise or agreement not set forth herein.

12. **Modification**

12.1. Any modification or variation of the terms and conditions of this Contract, including any modification or variation of the scope of the Services, may only be made by written agreement between the Parties. However, each Party shall give due consideration to any modification(s) or variation(s) made by the other Party.

12.2. In cases of any modification(s) or variation(s), the prior written consent of the Procuring Agency is required.

13. **Force Majeure**

13.1. **Definition**

For the purposes of this Contract, “Force Majeure” means an event which is beyond the reasonable control of a Contractor and which makes a Contractor’s performance of its obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances.

13.2. **No Breach of Contract**

The failure of a Party to fulfill any of its obligations under the contract shall not be considered to be a breach of, or default under, this Contract in so far as such inability arises from an event of Force Majeure, provided that the Party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative

measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.

13.3. **Extension of Time**
Any period within which a Contractor shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result of Force Majeure.

13.4. **Payments**
During the period of their inability to perform the Services as a result of an event of Force Majeure, the Contractor shall be entitled to continue to be paid under the terms of this Contract, as well as to be reimbursed for additional costs reasonably and necessarily incurred by them during such period for the purposes of the Services and in reactivating the Service after the end of such period.

14. **Termination**

14.1. **By the Procuring Agency**
The Procuring Agency may terminate this Contract in case of the occurrence of any of the events specified in paragraphs (a) through (e) of this Clause. In such an occurrence the Procuring Agency shall give at least thirty (30) calendar days' written notice of termination to the Contractor in case of the events referred to in (a) through (d); at least sixty (60) calendar days' written notice in case of the event referred to in (e);

14.1.1. If the Contractor fails to remedy a failure in the performance of its obligations hereunder, as specified in a notice of suspension;

14.1.2. If the Contractor becomes (or, if the Contractor consists of more than one entity, if any of its members becomes) insolvent or bankrupt or enter into any agreements with their creditors for relief of debt or take advantage of any law for the benefit of debtors or go into liquidation or receivership whether compulsory or voluntary;

14.1.3. If the Contractor fails to comply with any final decision reached as a result of arbitration proceedings;

14.1.4. If, as the result of Force Majeure, the Contractor is unable to perform a material portion of the Services for a period of not less than sixty (60) calendar days;

14.1.5. If the Procuring Agency, in its sole discretion and for any reason whatsoever, decides to terminate this Contract;

14.2. **By the Contractor**
The Contractor may terminate this Contract, by not less than thirty (30) calendar days' written notice to the Procuring Agency, in case of the occurrence of any of the events specified in paragraphs (a) through (d) of this Clause.

14.2.1. If the Procuring Agency fails to pay any money due to the Contractor pursuant to this Contract and not subject to dispute within forty-five (45) calendar days after receiving written notice from the Contractor that such payment is overdue;

14.2.2. If, as the result of Force Majeure, the Contractor is unable to perform a material portion of the Services for a period of not less than sixty (60) calendar days;

14.2.3. If the Procuring Agency fails to comply with any final decision reached as a result of arbitration;

14.2.4. If the Procuring Agency is in material breach of its obligations pursuant to this Contract and has not remedied the same within forty-five (45) days (or such longer period as the Bidder may have subsequently approved in writing) following the receipt by the Procuring Agency of the Contractor's notice specifying such breach.

C. Obligations of the Contractor

15. **General**

15.1. **Standard of Performance**

15.1.1. The Contractor shall perform the Services and carry out the Services with all due diligence, efficiency and economy, in accordance with generally accepted professional standards and practices, and shall observe sound management practices, and employ appropriate technology and safe and effective equipment, machinery, materials and methods. The Contractor shall always act, in respect of any matter relating to this Contract or to the Services, as a faithful adviser to the Procuring Agency, and shall at all times support and safeguard the Procuring Agency's legitimate interests in any dealings with the third parties;

15.1.2. The Contractor shall employ and provide such qualified and experienced Experts and Sub-Contractors as are required to carry out the Services.

15.2. **Law Applicable to Services**

The Contractor shall perform the Services in accordance with the Contract and in accordance with the Law of Pakistan and shall take all practicable steps to ensure that any of its Experts and Sub-Bidders, comply with the Applicable Law.

16. **Conflict of Interests**

16.1. **Contractor Not to Benefit from Commissions and Discounts**

The remuneration of the Contractor shall constitute the Contractor's sole remuneration in connection with this Contract or the Services, and the Contractor shall not accept for their own benefit any trade commission, discount, or similar payment in connection with activities pursuant to this Contract or to the Services or in the discharge of their obligations under the Contract, and the Contractor shall use their best efforts to ensure that the Personnel, any Subcontractors, and agents of either of them similarly shall not receive any such additional remuneration.

16.2. **Contractor and Affiliates Not to be Otherwise Interested in Project**

The Contractor agree that, during the term of this Contract and after its termination, the Contractor and its affiliates, as well as any Subcontractor and any of its affiliates, shall be disqualified from providing Services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services.

16.3. **Prohibition of Conflicting Activities**
Neither the Bidder nor its Subcontractors nor the Personnel shall engage, either directly or indirectly, in any of the following activities:

16.3.1. during the term of this Contract, any business or professional activities in the Government's country which would conflict with the activities assigned to them under this Contract;

16.3.2. during the term of this Contract, neither the Contractor nor their Subcontractors shall hire public employees in active duty or on any type of leave, to perform any activity under this Contract;

16.3.3. after the termination of this Contract, such other activities as may be specified in the **SCC.**

17. **Insurance to be Taken Out by the Contractor**

17.1. The Contractor(a) shall take out and maintain, and shall cause any Subcontractors to take out and maintain, at its (or the Sub-contractors', as the case may be) own cost but on terms and conditions approved by the Procuring Agency, insurance against the risks, and for the coverage, as shall be specified in the **SCC**; and (b) at the Procuring Agency's request, shall provide evidence to the Procuring Agency showing that such insurance has been taken out and maintained and that the current premiums have been paid.

18. **Contractor's Actions Requiring Procuring Agency's Prior Approval**

18.1. The Contractor shall obtain the Procuring Agency's prior approval in writing before taking any of the following actions:

18.1.1. appointing such members of the Personnel not provided by the Contractor;

18.1.2. changing the Program of activities; and

18.1.3. any other action that may be specified in the **SCC.**

19. **Reporting Obligations**

19.1. The Contractor shall submit to the Procuring Agency the reports and documents in the numbers, and within the periods as prescribed by the Procuring Agency.

20. **Liquidated Damages**

20.1. **Payments of Liquidated Damages**
The Contractor shall pay liquidated damages to the Procuring Agency at the rate per day stated in the **SCC** for each day that the Completion Date is later than the Intended Completion Date. The total amount of liquidated damages shall not exceed the amount defined in the **SCC**. The Procuring Agency may deduct liquidated damages from payments due to the Contractor. Payment of liquidated damages shall not affect the Contractor's liabilities.

20.2. **Correction for Over-payment**
If the Intended Completion Date is extended after liquidated damages have been paid, the Procuring Agency shall correct any overpayment of liquidated damages by the Contractor by adjusting the next payment certificate. The

Contractor shall be paid interest on the overpayment, calculated from the date of payment to the date of repayment, at the rates specified in **SCC.**

20.3. **Lack of performance penalty**
If the Contractor has not corrected a Defect within the time specified in the Procuring Agency's notice, a penalty for Lack of performance will be paid by the Contractor. The amount to be paid will be calculated as a percentage of the cost of having the Defect corrected, assessed as specified in the Contractor

21. **Performance Guarantee**

21.1. Within the time stipulated in the acceptance letter from the Procuring Agency, the successful Bidder shall furnish the Performance Guarantee in shape and amount **specified in SCC.**

21.2. The proceeds of the Performance Guarantee shall be payable to the Procuring agency as compensation for any loss resulting from the Supplier's failure to complete its obligations under the Contract.

21.3. The Performance Guarantee shall be denominated in the currency of the Contract, or in a freely convertible currency acceptable to the Procuring agency and shall be in the acceptable form as specified in **SCC**.

21.4. The Performance Guarantee will be discharged by the Procuring agency and returned to the Supplier not later than thirty (30) days following the date of completion of the Supplier's performance obligations under the Contract, including any warranty obligations, unless otherwise **specified in SCC.**

22. **Sustainable Procurement**

22.1. The Contractor shall conform to the sustainable procurement contractual provisions, if and as specified in the **SCC.**

D. Contractor's Personnel

23. **Description of Personnel**

23.1. The titles, agreed job descriptions, minimum qualifications, and estimated periods of engagement in the carrying out of the Services of the Contractor's Key Personnel. The Key Personnel listed by title as well as by name are hereby approved by the Procuring Agency.

24. **Removal and / or Replacement of Personnel**

24.1. Except as the Procuring Agency may otherwise agree, no changes shall be made in the Key Personnel. If, for any reason beyond the reasonable control of the Contractor, it becomes necessary to replace any of the Key Personnel, the Contractor shall provide as a replacement a person of equivalent or better qualifications.

24.2. If the Procuring Agency finds that any of the Personnel have (i) committed serious misconduct or have been charged with having committed a criminal action, or (ii) have reasonable cause to be dissatisfied with the performance of any of the Personnel, then the Contractor shall, at the Procuring Agency's written request specifying the grounds thereof, provide as a replacement a person with qualifications and experience acceptable to the Procuring Agency.

24.3. The Contractor shall have no claim for additional costs arising out of or incidental to any removal and/or replacement of Personnel.

E. Obligations of the Procuring Agency

25. **Change in the Applicable Law**

25.1. If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties which increases or decreases the cost of the Services rendered by the Contractor, then the remuneration and reimbursable expenses otherwise payable to the Contractor under this Contract shall be increased or decreased accordingly by agreement between the Parties, and corresponding adjustments shall be made to the amounts referred in the **SCC.**

26. **Services and Facilities**

26.1. The Procuring Agency shall make available to the Contractor and the Experts, for the purposes of the Services and free of any charge, the services, facilities and property described in the Terms of Reference, at the times and in the manner specified in the Terms of Reference.

26.2. In case that such services, facilities and property shall not be made available to the Contractor, the Parties shall agree on (i) any time extension that it may be appropriate to grant to the Contractor for the performance of the Services, (ii) the manner in which the Contractor shall procure any such services, facilities and property from other sources, and (iii) the additional payments, if any, to be made to the Contractor as a result thereof.

F. Payments to the Contractor

27. **Contract Price**

27.1. The price payable shall be in Pakistani Rupees unless otherwise specified in the **SCC**.

28. **Terms and Conditions of Payment**

28.1. Payments will be made to the Contractor according to the payment schedule stated in the **SCC** and as per actual invoice submitted by the Contractor.

28.2. Unless otherwise stated in the **SCC**, the advance payment shall be made against the provision by the Contractor of a bank guarantee for the same amount, and shall be valid for the period stated in the **SCC.** Any other payment shall be made after the conditions listed in the **SCC** for such payment have been met, and the Contractor have submitted an invoice to the Procuring Agency specifying the amount due.

29. **Quality Control Identifying Defects**

29.1. The principle and modalities of Inspection of the Services by the Procuring Agency shall be as indicated in the **SCC.** The Procuring Agency shall check the Contractor’s performance and notify him of any Defects that are

found. Such checking shall not affect the Contractor's responsibilities. The Procuring Agency may instruct the Contractor to search for a Defect and to uncover and test any service that the Procuring Agency considers may have a Defect. Defect Liability Period is as defined in the **SCC**.

29.2. A {INSPECTION}

30. **Correction of Defects, and Lack of Performance Penalty**

30.1. The Procuring Agency shall give notice to the contractor of any Defects before the end of the Contract. The Defects liability period shall be extended for as long as Defects remain to be corrected.

30.2. Every time notice a Defect is given; the contractor shall correct the notified Defect within the length of time specified by the Procuring Agency's notice.

30.3. If the contractor has not corrected a Defect within the time specified in the Procuring Agency's notice, the Procuring Agency will assess the cost of having the Defect corrected, the contractor will pay this amount, and a Penalty for Lack of Performance.

31. **Settlement of Disputes Amicable Settlement**

31.1. The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation.

32. **Dispute Settlement**

32.1. **Arbitration**

If any dispute of any kind whatsoever shall arise between the procuring agency and the contractor in connection with or arising out of the Contract, including without prejudice to the generality of the foregoing, any question regarding its existence, validity or termination, or the execution of the contract, the parties shall seek to resolve any such dispute or difference by mutual consultation. If the parties fail to resolve such a dispute or difference even after negotiations or mediation, then the dispute shall be referred within fourteen (14) days in writing by either party to the Arbitrator, with a copy to the other party.

Any dispute in respect of which a notice of intention to commence arbitration has been given, in accordance with **GCC sub-clause 32.1**, shall be finally settled by arbitration. Arbitration may be commenced prior to or after completion of the Contract. Arbitration proceedings shall be conducted in accordance with Arbitration Act 1940. Notwithstanding any reference to arbitration herein, the parties shall continue to perform their respective obligations under the Contract unless otherwise agreed. The Procuring Agency shall continue to pay the Contractor any undisputed amounts due under the Contract during the resolution of any dispute.

Special Conditions of Contract

SECTION VIII. SPECIAL CONDITIONS OF CONTRACT

The following Special Conditions of Contract shall supplement the General Conditions of Contract. Whenever there is a conflict, the provisions herein shall prevail over those in the Conditions of Contract. The corresponding clause number of the GCC is indicated in parentheses.

Number of GC Clause

Amendments of, and Supplements to, Clauses in the General Conditions of Contract

Number of GC Clause 1

Definitions

The Procuring Agency is: Allama Iqbal Open University (Directorate of Works), Director Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad

The Supplier is:

The title of the subject procurement is: Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad.

Number of GC Clause 2

Applicable/Governing Law:

The Contract shall be interpreted in accordance with the laws of Islamic Republic of Pakistan

Number of GC Clause 3

Language:

The language of the Contract, all correspondence and communications to be given, and all other documentation to be prepared and supplied under the Contract shall be in **English.**

Number of GC Clause 4

Notices:

The addresses for the notices are:

Procuring Agency:

Allama Iqbal Open University (Directorate of Works), Director
Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad
+92-519-572-133
ali.arslan@aiou.edu.pk

Contractor/ Bidder:

[Name, address and telephone number]

The Contractor/ Bidder’s Representative(s)

[Name, address, telephone number and e-mail address]

Number of GC Clause 6.1

The Authorized Representatives are:

For the Procuring Agency:

Allama Iqbal Open University (Directorate of Works), Director
Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad
+92-519-572-133
ali.arslan@aiou.edu.pk

For the Bidder:

Name: ……

Designation: ……..

Address: ……..

Number of GC Clause 7

Effectiveness of the contract

The Contractor/Bidder shall be effective within ….. days from the date of signature of the Contract by both parties

Number of GC Clause 8

Commencement of Contract:

The Contractor/Bidder shall provide Non-Consultancy Services from the effective date of contract.

Number of GC Clause 10.2

Expiration of Contract:

The time period shall be ……

Number of GC Clause 14

Termination

In the event of termination of the contract due to any reason as already defined in the General Conditions of Contract, the Bidder shall be responsible for providing to the Authority the Goods till the time of alternate arrangements.

Number of GC Clause 16

Conflict of Interest:

The Procuring Agency reserves the right to determine on a case-by-case basis whether the Bidder should be disqualified from providing goods or services due to a conflict of a nature described in Clause GCC 17.

Number of GC Clause 20

Liquidated Damages

If the Bidder fails to provide services as required under the contract or in case of any data loss/data breach or any incident compromising the data security or other such failures related to any services, the Bidder shall pay to the Procuring Agency as Liquidated Damages at a rate of **0.10%** to **10.00%** of the Contract value, in accordance with the extent of performance failure & the cost of investigating such incidents as judged by the Authority.

Number of GC Clause 21

Performance Guarantee:

The amount of performance guarantee shall be **10.00%** of the contract price in acceptable form of **Bank Guarantee**

Number of GC Clause 27

Currency of Payment:

All the payment to be released to the contractor/Bidder shall be in Pakistani Rupees.

Number of GC Clause 28

Payment terms:

Payment will be made to the Bidder against the procured Goods and services according to the actual invoice or running bills submitted by the Bidder against the services provided within the time given in the conditions of the contract.

Number of GC Clause 29

Identifying Defects:

The Authority reserves the right at any time to inspect the premises of the provider to inspect the goods and monitor the goods being provided.

Inspections & Tests Requirements

For all the items to be installed at site, a prior approval from the Employer shall be mandatory.

The employer shall inspect the executed works and confirm their execution as per the scope, specs, and BOQs.

For conformance to specifications and performance parameters, prior delivery inspection by the employer shall be must.

A designated Committee of the employer shall inspect and test all the works items as per BOQs and specs.

The samples of all the works items must be submitted before bringing them to site and should be approved by the Employer, invariably.

Delivery & Documents

Copies of the Supplier’s invoice showing the executed works against the running bill.

Measurement sheets with each running bill showing executed BOQs against respective bill and consolidated completion of tasks up to that running bill against the total BOQs.

Inspection Certificate issued by the Directorate of Works.

If the bidder wishes to avail mobilization advance up to 10% of the Accepted Contract amount upon award of contract, the bidder shall have to furnish Advance Bank Guarantee as per the format provided in the Annexures of the bidding document.

Warranty Certificates of Sound System, LCDs, Elevator, VRF System, and any other equipment provided under the Contract for which the manufacturer offers standard warranty.

Before initialization of works, the contractor must thoroughly survey the existing structure of the VC Secretariat to assess load-bearing capacities for the vertical extension and submit comprehensive structural/architectural drawings for approval, certified by a PEC-registered Structural Engineer.

Number of GC Clause 31

Following is the guidance for Dispute Resolution

i. If any dispute of any kind whatsoever shall arise between the Authority and the Bidder in connection with or arising out of the Contract... (full clause unchanged)

ii. At future of negotiation the dispute shall be resolved through mediation...

iii. At failure of mediation, arbitration under Arbitration Act 1940...

iv. Cost sharing equally...

v. Proceedings may commence before/after completion...

Notwithstanding any reference to the arbitration herein, the parties shall continue to perform their respective obligations under the Contract.

Rules of procedure for arbitration proceedings:

Any dispute between the Authority and a Bidder shall be referred to arbitration under the laws of Pakistan including Arbitration Act 1940.

Place of Arbitration and Award:

The arbitration shall be conducted in English language and place shall be Islamabad. The award shall be final and binding.

Bid Securing Declaration

Form 9: Bid Securing Declaration

Date: *[insert date (as day, month and year)]*

Bid No.:***P178908***

To: **Allama Iqbal Open University (Directorate of Works), Director Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad**

We, the undersigned, declare that:

We understand that, according to your conditions, Bids must be supported by a Bid Securing Declaration.

We accept that we will be blacklisted and henceforth cross debarred for participating in respective category of public procurement proceedings for a period of (not more than) six months, if fail to abide with a bid securing declaration, however without indulging in corrupt and fraudulent practices, if we are in breach of our obligation(s) under the Bid conditions, because we:

1. have withdrawn or modified our Bid during the period of Bid Validity specified in the Form of Bid;

2. Disagreement to arithmetical correction made to the Bid price; or

3. having been notified of the acceptance of our Bid by the Procuring Agency during the period of Bid Validity, (i) failure to sign the contract if required by Procuring Agency to do so or (ii) fail or refuse to furnish the Performance Security or to comply with any other condition precedent to signing the contract specified in the Bidding Documents.

We understand this Bid Securing Declaration shall expire if we are not the successful

Bidder, upon the earlier of (i) our receipt of your notification to us of the name of the successful Bidder; or (ii) twenty-eight (28) days after the expiration of our Bid.

Contract Form

SECTION IX: CONTRACT FORMS

THIS AGREEMENT made the _____ day of _____ 20_____ between **Allama Iqbal Open University (Directorate of Works), Director Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad**

(hereinafter called "the Procuring Agency") of the one part and *[name of Bidder]* of *[city and country of Bidder]* (hereinafter called "the Bidder") of the other part:

WHEREAS the Procuring Agency invited Bids for provision of goods, viz., **Extension, Renovation, & Upgradation of Auditorium and Council Hall in IET Building at Main Campus, Islamabad. (*P178908*)** and has accepted a Bids by the Bidder for the provision of Goods in the sum of *[contract price in words and figures]* (hereinafter called "the Contract Price").

NOW THIS CONTRACT WITNESSETH AS FOLLOWS:

1. In this Contract words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract referred to.

2. The following documents shall be deemed to form and be read and construed as part of this Contract, In the event of any ambiguity or conflict between the Contract Documents listed below, the order of precedence shall be the order in which the Contract Documents are listed below:-

1. This form of Contract;
2. the Form of Bids and the Price Schedule submitted by the Bidder;
3. the Schedule of Requirements;
4. the Technical Specifications;
5. the Special Conditions of Contract;
6. the General Conditions of the Contract;
7. the Procuring Agency's Letter of Acceptance; and
8. [*add here: any other documents*]

3. In consideration of the payments to be made by the Procuring Agency to the Bidder as hereinafter mentioned, the Bidder hereby covenants with the Procuring Agency to provide the Goods related services and to remedy defects therein in conformity in all respects with the provisions of the Contract.

4. The Procuring Agency hereby covenants to pay the Bidder in consideration of the provision of Goods and the remedying of defects therein, 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.

IN WITNESS whereof the parties hereto have caused this Contract to be executed in accordance with their respective laws the day and year first above written.

Signed, sealed, delivered by _____the _____ (for the Procuring Agency)

Witness to the signatures of the Procuring Agency:

……

Signed, sealed, delivered by _____the _____ (for the Procuring Agency)

Witness to the signatures of the Bidder: ……

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Integrity Pact

Integrity Pact

DECLARATION OF FEES, COMMISSION AND BROKERAGE ETC. PAYABLE BYTHE SUPPLIERS OF GOODS, SERVICES & WORKS IN CONTRACTS WORTH RS.10.00 MILLION OR MORE

Contract Number: Contract Value: Contract Title:

Dated:

[Name of Supplier] hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Pakistan or any administrative subdivision or agency thereof or any other entity owned or controlled by it (GoP) through any corrupt business practice.

Without limiting the generality of the foregoing [Name of Supplier] represents and warrants that it has fully declared the brokerage, commission, fee etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within or outside Pakistan either directly or indirectly through any natural or juridical person, including its affiliate, agent, associate, broker, consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder's fee or kickback, whether described as consultations fee or otherwise, with the object of obtaining or inducing the procurement of a contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoP, except that which has been expressly declared pursuant hereto.

[Name of Supplier] certifies that it has made and will make full disclosure of all agreements and arrangements with all persons in respect of or related to the transaction with GoP and has not taken any action or will not take any action to circumvent the above declaration, representative or warranty.

[Name of Supplier] accepts full responsibility and strict liability for making and false declaration, not making full disclosure, misrepresenting fact or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other right and remedies available to GoP under any law, contract or other instrument, be voidable at the option of GoP.

Notwithstanding any rights and remedies exercised by GoP in this regard, [Name of Supplier] agrees to indemnify GoP for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to GoP in an amount equivalent to ten time the sum of any commission, gratification, bribe, finder's fee or kickback given by [Name of Supplier] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoP.

Performance Guarantee Form

Performance Guarantee Form

To: **Allama Iqbal Open University (Directorate of Works), Director Allama Iqbal Open University, Ashfaq Ahmad Road, H-8, Islamabad**

WHEREAS *[name of Bidder]* (hereinafter called "the Bidder") has undertaken, in pursuance of Contract No. *[reference number of the contract]* dated *[insert date]* for provision of Goods*(*hereinafter called "the Contract").

AND WHEREAS it has been stipulated by you in the said Contract that the Bidder shall furnish you with a Bank Guarantee by a reputable bank for the sum specified therein as security for compliance with the Bidder's performance obligations in accordance with the Contract.

AND WHEREAS we have agreed to give the Bidders guarantee:

THEREFORE, WE hereby affirm that we are Guarantors and responsible to you, on behalf of the Bidder, up to a total of *[amount of the guarantee in words and figures]*, and we undertake to pay you, upon your first written demand declaring the Bidder to be in default under the Contract and without cavil or argument, any sum or sums within the limits of *[amount of guarantee]* as aforesaid, without your needing to prove or to show grounds or reasons for your demand or the sum specified therein.

This guarantee is valid until the: *[insert date]*

Signature and seal of the Guarantors

_____

[name of bank or financial institution]

_____

[address]

_____

[date}

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Annexure

Performance Guarantee Form

To be provided if the Contractor is opting to submit Performance Guarantee other than Bank Guarantee, this Affidavit is mandatory to be provided on at least 100 judicial stamp paper.

Information (Read-Only)

See Form Under Additional Forms and Documents: **Performance Guarantee Form** (page number: 87)

Advance Payment Security Form

Information (Read-Only)

See Form Under Additional Forms and Documents: **Advance Payment Security Form** (page number: 89)

List of Equipment Required

The Bidder must demonstrate that it has access to the key equipment listed in the Annexure.

Technical Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **List of Equipment Required** (page number: 91)

Drawings/Designs

The external design has been provided as a reference. The bidders may propose a more effective and attractive external, yet cost-effective, design against the design provided in the bidding document.

Technical Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Drawings/Designs** (page number: 92)

Itemized Bill of Quantities

The bidder must submit itemized financial cost for all the items mentioned in the Bill of Quantities (BOQs)as per the format attached in thisANNEXURE. If the itemized BOQs are not provided along-with with the quoted rates of by the bidder, the bid shall be considered in-eligible. If a Price Schedule shows items listed but not priced, their prices shall be construed to be included in the prices of other items in the Bill of Quantities and will not be paid separately by the University.

Please note that the **Tentative BOQ is for guidance only.**

The bidder must submit detailed BOQs for each item work that the bidder shall be executing if awarded a contract based on their proposed design. If a bidder does not propose own design or enhance the provided draft designs, it shall be incumbent upon the bidder to provide itemized BOQ for all the works as per the above scope with their bid. The tentative BOQs are not all inclusive, therefore, the bidder must ensure the sufficiency of BOQs and the itemized works to be executed under the contract, covering the missing aspects/items if any.

Financial Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Itemized Bill of Quantities** (page number: 131)

Structural Assessment Report

Information (Read-Only)

See Form Under Additional Forms and Documents: **Structural Assessment Report** (page number: 183)

Procurement Forms

Past Construction Experiences

Experience under constructioncontracts in the role of prime contractor, JV member, sub-contractor, or management contractor for at least the last ten (10) years. This experience shall be counted from the date ofPEC Registration.

See Form Under Additional Forms and Documents: **Past Construction Experiences** (page number: 195)

Contractor's Key Personnel Representative and Their Schedules

No.	PERSONNEL	Relevant Academic Qualifications	Minimum Years of Relevant Work Experience	Number / Quantity Required	Man Months
1	Project Manager/Planning Engineer	Bachelors in Civil Engineering	20	1	6
2	Materials/QAQC Engineer	Bachelors in Civil Engineering/Geology	15	1	6
3	Electrical Engineer	Bachelors in Electrical Engineering	15	1	3
4	Structural Engineer	Masters in Civil/Structural Engineering (Design of Structures)	15	1	3
5	IT Engineer	Bachelors in Computer Science/IT/Related Fields	15	1	2
6	Site Engineer	Bachelors in Civil Engineering	15	1	6

7	Interior Designer	Masters in Interior Design/Engineering or Business Administration with Diploma in Interior decoration.	15	1	
7	Quantity Surveyor	BS. Tech (Civil)	10	1	6
8	Site Supervisor	D.A.E (Civil)	10	1	6

See Form Under Additional Forms and Documents: **Contractor's Key Personnel Representative and Their Schedules** (page number: 201)

Financial Resources

The Bidder shall demonstrate that it has access to, or has available, liquid assets, unencumbered real assets, lines of credit, and other financial means (independent of any contractual advance payment) sufficient to meet the construction cash flow requirements estimated as **Pak. Rs. 400.00 million** for the subject contract(s) net of the Bidder’s other commitments.

See Form Under Additional Forms and Documents: **Financial Resources** (page number: 205)

Past Experience and Completed Contracts

The bidder must havesatisfactorily completed at least **two (02) projects** ofsimilar nature and scope, each having financial worth of at least **Pak. Rs. 500 Million**, as a prime contractor, joint venture member, management contractor or sub-contractor. In case of execution of Contract asjoint venture member, management contractor or sub-contractor, the bidder must share and proof its value of works. In case of absence of this information, the claimed contract experience as joint venture member, management contractor or sub-contractor, shall not be considered.

See Form Under Additional Forms and Documents: **Past Experience and Completed Contracts** (page number: 206)

Historical Contract Non-Performance, and Pending Litigation and Litigation History

The bidder must not have any historical contract non-performance, ongoing disputes, and/or litigation history. The bidder should not be blacklisted or debarred by any Public Procurement Regulatory Authority or Public Sector Entity.

See Form Under Additional Forms and Documents: **Historical Contract Non-Performance, and Pending Litigation and Litigation History** (page number: 207)

Current Contracts and Their Progress

The provision of current commitments, through the prescribed proforma, is mandatory. Absence of required information shall make the bid ineligible.

See Form Under Additional Forms and Documents: **Current Contracts and Their Progress** (page number: 209)

Financial Capacity and Net Worth Evaluation Form

The Bidders shall demonstrate through the last three (03) years' audited financial statements, to the satisfaction of the Employer, that it has adequate sources of finance to meet the cash flow requirements on works currently in progress and for future contract commitments.

See Form Under Additional Forms and Documents: **Financial Capacity and Net Worth Evaluation Form** (page number: 210)

Average Annual Turnover

Minimum average annual turnover of **Pak. Rs. 800.00 million**, calculated from the last three (03) years audited financial statements,divided by three (03) years.

See Form Under Additional Forms and Documents: **Average Annual Turnover** (page number: 212)

PUBLIC PROCUREMENT REGULATORY AUTHORITY
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Additional Forms and Documents

Undertaking

[To be provided if the Contractor is opting to submit Performance Guarantee other than Bank Guarantee, this Affidavit is mandatory to be provided on at least 100 judicial stamp paper]

Affidavit of Mr. ....., having **CNIC # .....**, as **.....** *on behalf of* **M/s .....**, having their registered office at **.....**

M/s ..... participated in the Open Competitive Bidding process for procurement activity titled; "**Procurement of .....**" of Allama Iqbal Open University and happened to be the Most Advantageous Bidder for award of contract. Now whereof, pursuant to Special Condition of Contract Clause No. 10, **M/s .....** is obligated to furnish Performance Guarantee amounting to **Pak. Rs. ...../-** against Contract No. **.....** titled; "**Procurement of .....**" dated **.....-.....-.....**, in the form of Bank Guarantee. However, due to certain operational/ functional procedures, the Supplier namely **M/s .....** is constrained to provide the Performance Bank Guarantee and could not provide further rational in this regard. However, **M/s .....** made a request to Allama Iqbal Open University (the Procuring Agency) to allow submission of **Performance Guarantee** in the form of **Demand Draft/ Pay Order/ Call Deposit Receipt** bearing **..... Bank Instrument No. .....** dated **.....-.....-.....**, amounting to **Pak. Rs. ...../-**.

In the above context, I, the above-named deponent, do hereby solemnly state on oath that I am an authorized representative of **M/s .....** and, hereby on behalf of **M/s .....** declare, agree, understand, warrant and undertake that:

1. **M/s .....** is submitting a **Demand Draft/ Pay Order/ Call Deposit Receipt** bearing **..... Bank Instrument No. .....** dated **.....-.....-.....**, amounting to **Pak. Rs. ...../-** as **Performance Guarantee** in lieu of **Bank Guarantee** for supply of goods and related services, viz., "**Procurement of .....**" in complete understanding of the **Notification of Award/ Letter of Intent** and the **Contract Agreement** dated **.....-.....-.....** respectively, issued by the Directorate of Purchase & Stores of Allama Iqbal Open University,

2. **M/s .....** has no objection if Allama Iqbal Open University encashes the above-referred **Demand Draft, Pay Order** or **Call Deposit Receipt** and deposits the amount in its account(s),

3. **M/s .....** hereby irrevocably and unconditionally undertakes and warrants that **M/s .....** shall neither have any claim or any interest of accused by depositing, after encashment of the Performance Guarantee instrument, the amount in its account(s) by the University nor **M/s .....** shall, in any whatsoever case, claim any interest, if accrued, from the University being cognizant of the fact that Allama Iqbal Open University has facilitated **M/s .....** for their compliance with the contractual terms & conditions,

4. **M/s .....** hereby further irrevocably and unconditionally undertakes and warrants that, Allama Iqbal Open University shall have full authority to take any punitive action it would deem appropriate, including blacklisting of the **M/s .....** for any duration Furthermore, **M/s .....** shall not challenge the decision of the University in any court of law if:

(i) in the event the submitted Demand Draft, Pay Order or Call Deposit Receipt is found to be counterfeit,

(ii) shall not pursue any institution public and/ or private, in the context of Clause-3 of this Affidavit in any manner besides challenging in any court of law,

(iii) accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, and

(iv) shall not request Allama Iqbal Open University for release of performance guarantee amount prior to successful completion of warranty period of supplied goods and services, which shall invariably be complied with after acceptance of the supplies by the University as per Clause No. 11 of the Special Condition of Contract dated **.....-.....-.....**.

DEPONENT

Advance Payment Security

Bank Guarantee

[Guarantor letterhead or SWIFT identifier code]
Beneficiary: *[Insert name and Address of* Employer*]*
Date: *[Insert date of issue]*
ADVANCE PAYMENT GUARANTEE No.: *[Insert guarantee reference number]*
Guarantor: *[Insert name and address of place of issue, unless indicated in the letterhead]*

We have been informed that *[insert name of Contractor, which in the case of a joint venture shall be the name of the joint venture]* (hereinafter called "the Applicant") has entered into Contract No. *[insert reference number of the contract]* dated *[insert date]* with the Beneficiary, for the execution of *[insert name of contract and brief description of* Works*]* (hereinafter called "the Contract").

Furthermore, we understand that, according to the conditions of the Contract, an advance payment in the sum *[insert amount in figures]* () *[insert amount in words]* is to be made against an advance payment guarantee.

At the request of the Applicant, we as Guarantor, hereby irrevocably undertake to pay the Beneficiary any sum or sums not exceeding in total an amount of *[insert amount in figures]* () *[insert amount in words]*[1] upon receipt by us of the Beneficiary's complying demand supported by the Beneficiary's statement, whether in the demand itself or in a separate signed document accompanying or identifying the demand, stating either that the Applicant:

(a) has used the advance payment for purposes other than the costs of mobilization in respect of the Works; or

(b) has failed to repay the advance payment in accordance with the Contract conditions, specifying the amount which the Applicant has failed to repay.

A demand under this guarantee may be presented as from the presentation to the Guarantor of a certificate from the Beneficiary's bank stating that the advance payment referred to above has been credited to the Applicant on its account number *[insert number]* at *[insert name and address of Applicant's bank]*.

The maximum amount of this guarantee shall be progressively reduced by the amount of the advance payment repaid by the Applicant as specified in copies of interim statements or payment certificates which shall be presented to us. This guarantee shall expire, at the latest, upon our receipt of a copy of the interim payment certificate indicating that ninety (90) percent of the Accepted Contract Amount, less provisional sums, has been certified for payment, or on the *[insert day]* day of *[insert month]*, 2 *[insert year]*,[2] whichever is earlier. Consequently,

---

[1] *The Guarantor shall insert an amount representing the amount of the advance payment and denominated either in the currency(ies) of the advance payment as specified in the Contract, or in a freely convertible currency acceptable to the Employer.*

[2] *Insert the expected expiration date of the Time for Completion. The Employer should note that in the event of an extension of the time for completion of the Contract, the Employer would need to request an extension of this guarantee from the Guarantor. Such request must be in writing and must be made prior to the expiration date established in the guarantee. In preparing this guarantee, the Employer might consider adding the following text to the form, at the end of the penultimate paragraph: "The Guarantor agrees to a one-time extension of this guarantee for a period not to exceed [six months][one year], in response to the Beneficiary's written request for such extension, such request to be presented to the Guarantor before the expiry of the guarantee."*

any demand for payment under this guarantee must be received by us at this office on or before that date.

This guarantee is subject to the Uniform Rules for Demand Guarantees (URDG) 2010 Revision, ICC Publication No. 758, except that the supporting statement under Article 15(a) is hereby excluded.

_____

[signature(s)]

Note: All italicized text (including footnotes) is for use in preparing this form and shall be deleted from the final product.

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No.	Equipment Type and Characteristics	Unit of Measurement	Minimum Number/ Quantity required
1	Steel Shuttering	Sft	5,000
2	Scaffolding (MS)	Rft	8,000
3	Mixing Machine (Full Load)	No.	1
4	Total Station	No.	1
5	Theodolite	No.	1
6	Auto-level	No.	1
7	Vibrator	No.	2
8	Mechanical Compactor	No.	1
9	Generator	No.	1
10	Water Pump	No.	1
11	Lift Machine	No.	1
12	Water Boser	No.	1
13	Air Compressor	No.	1

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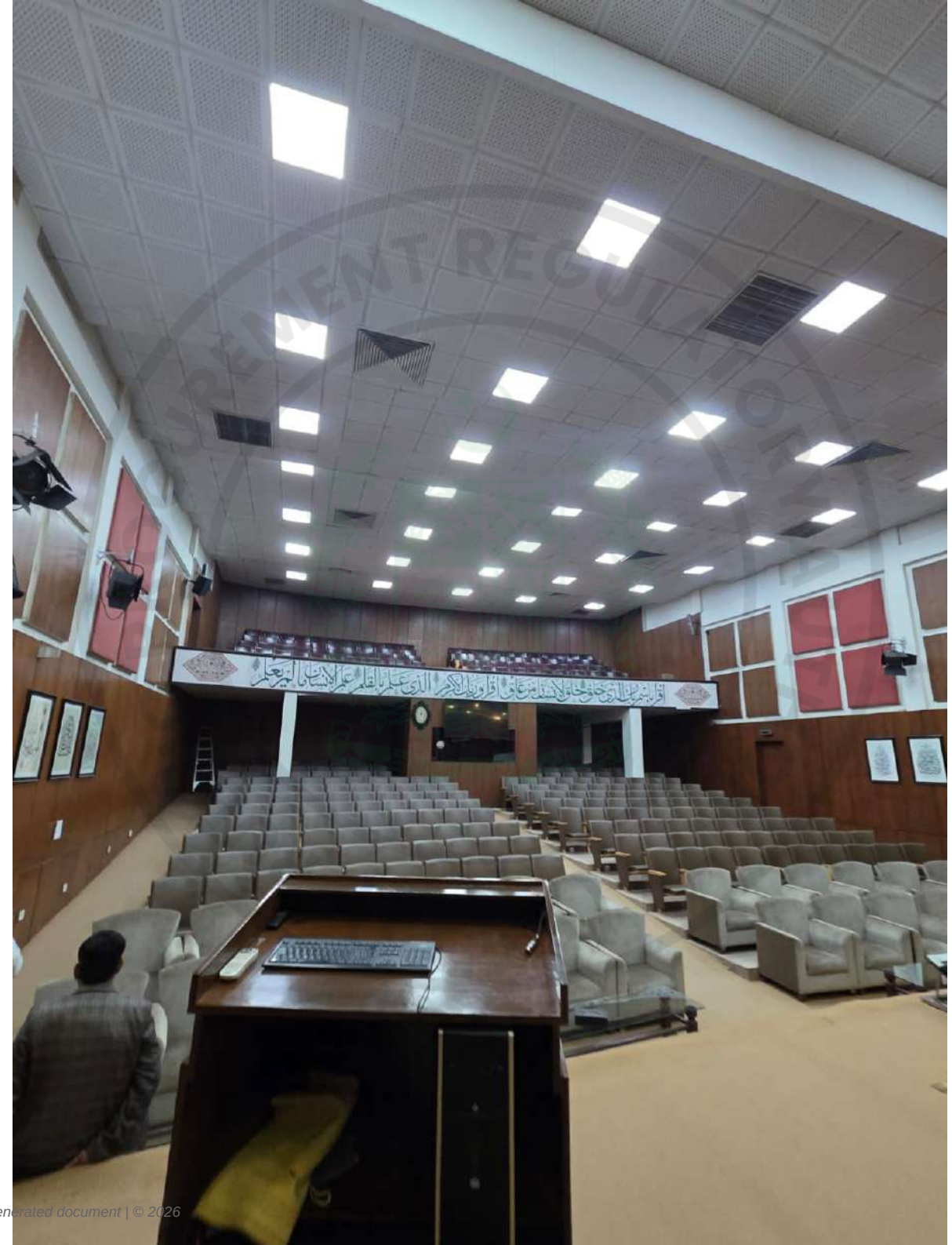




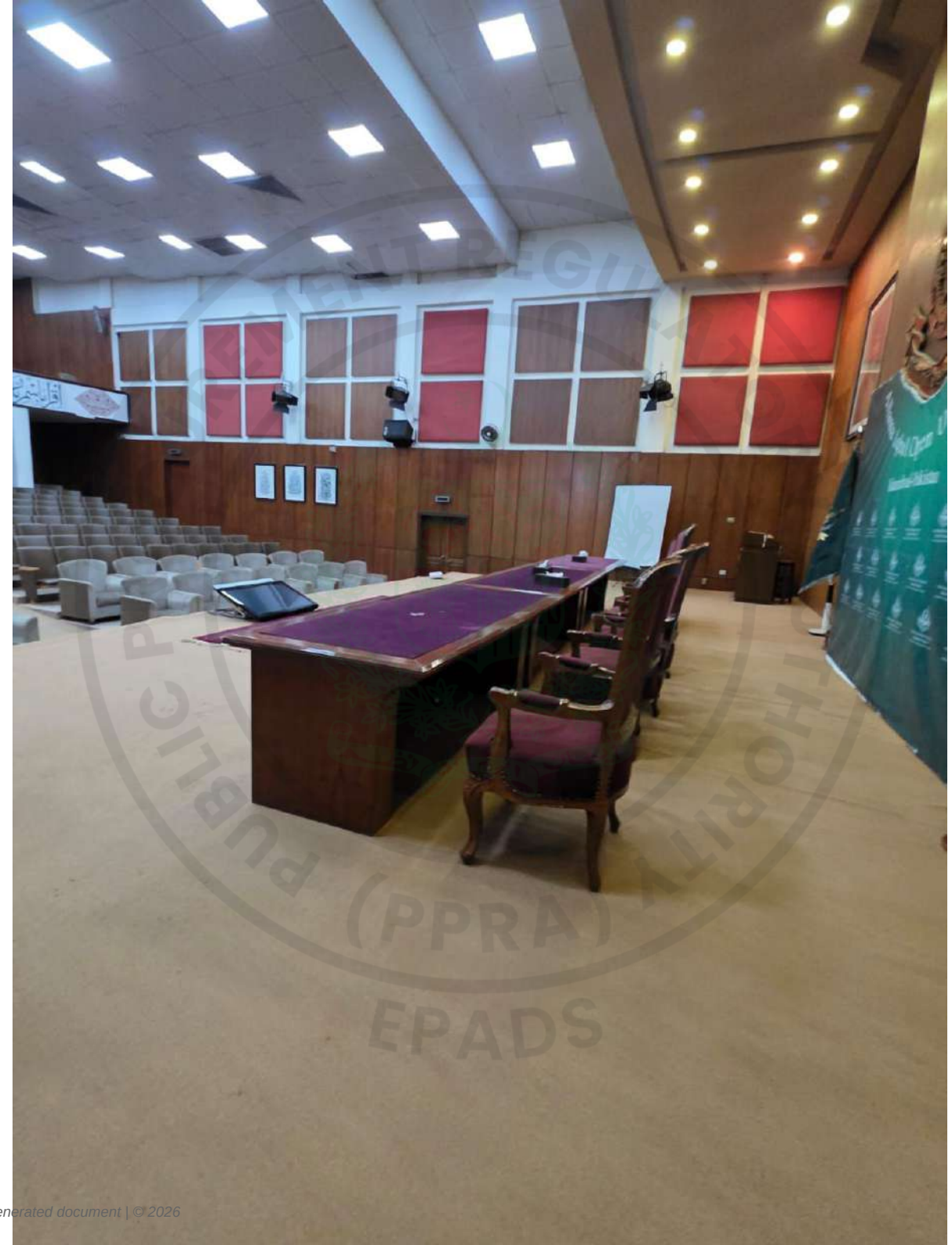




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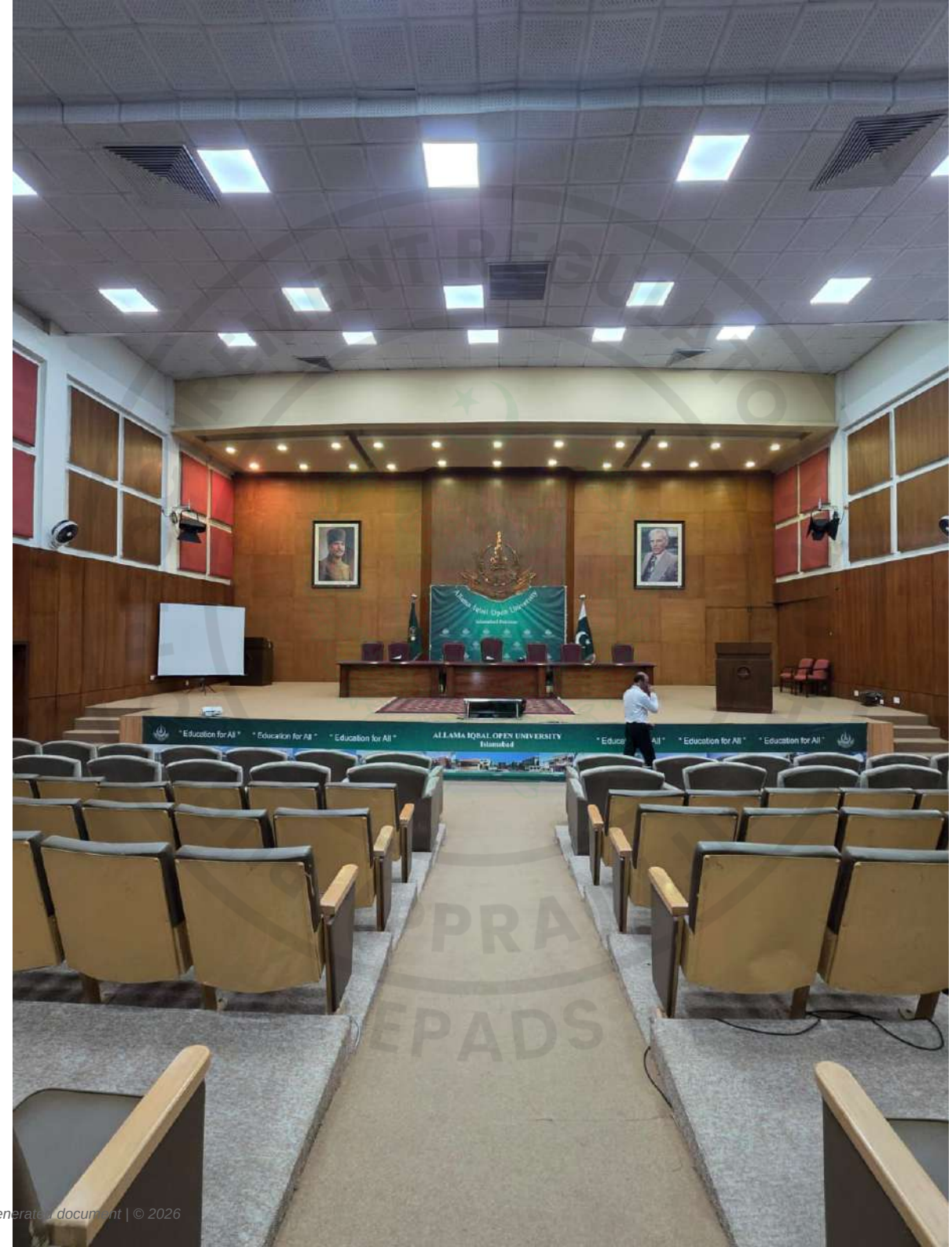




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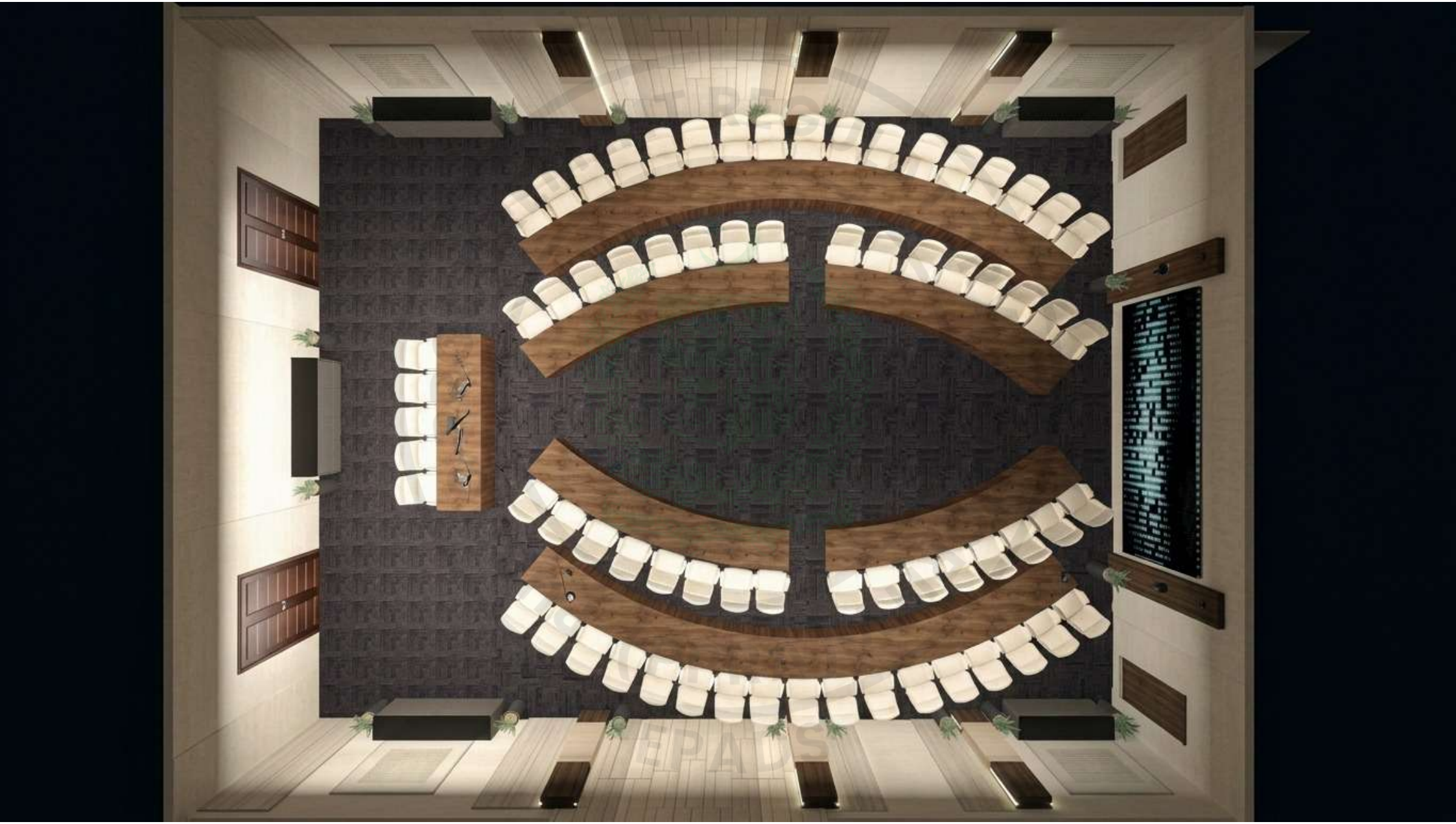

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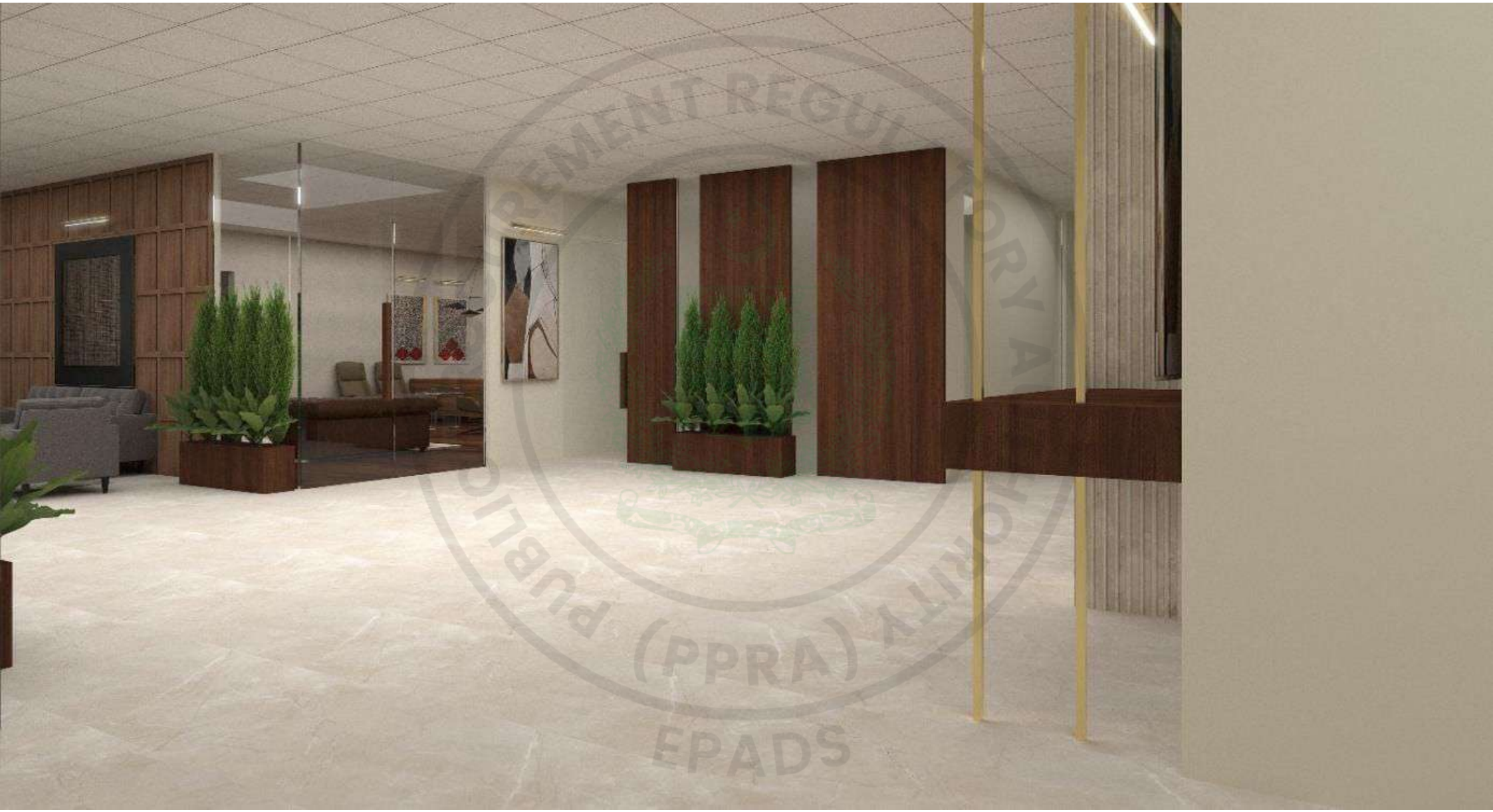

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43'-0"

7'-0"

7'-0"

3'-1½"

EMR.STAIRS

Exit

9'-11"

12'-4"

19'-2"

3'-1"

Wc
4'x4'

Wc
4'x4'

Toilet

Lift
10'x6'

10'-0"

6'-0"

Metal Roof

12'-0"

3'-0½"

13'-5½"

13'-4½"

69 people sitting

4'-11"

6'-7½"

9"

6'-7½"

18'-2"

6'-9"

STAIR/LIFT LOBBY

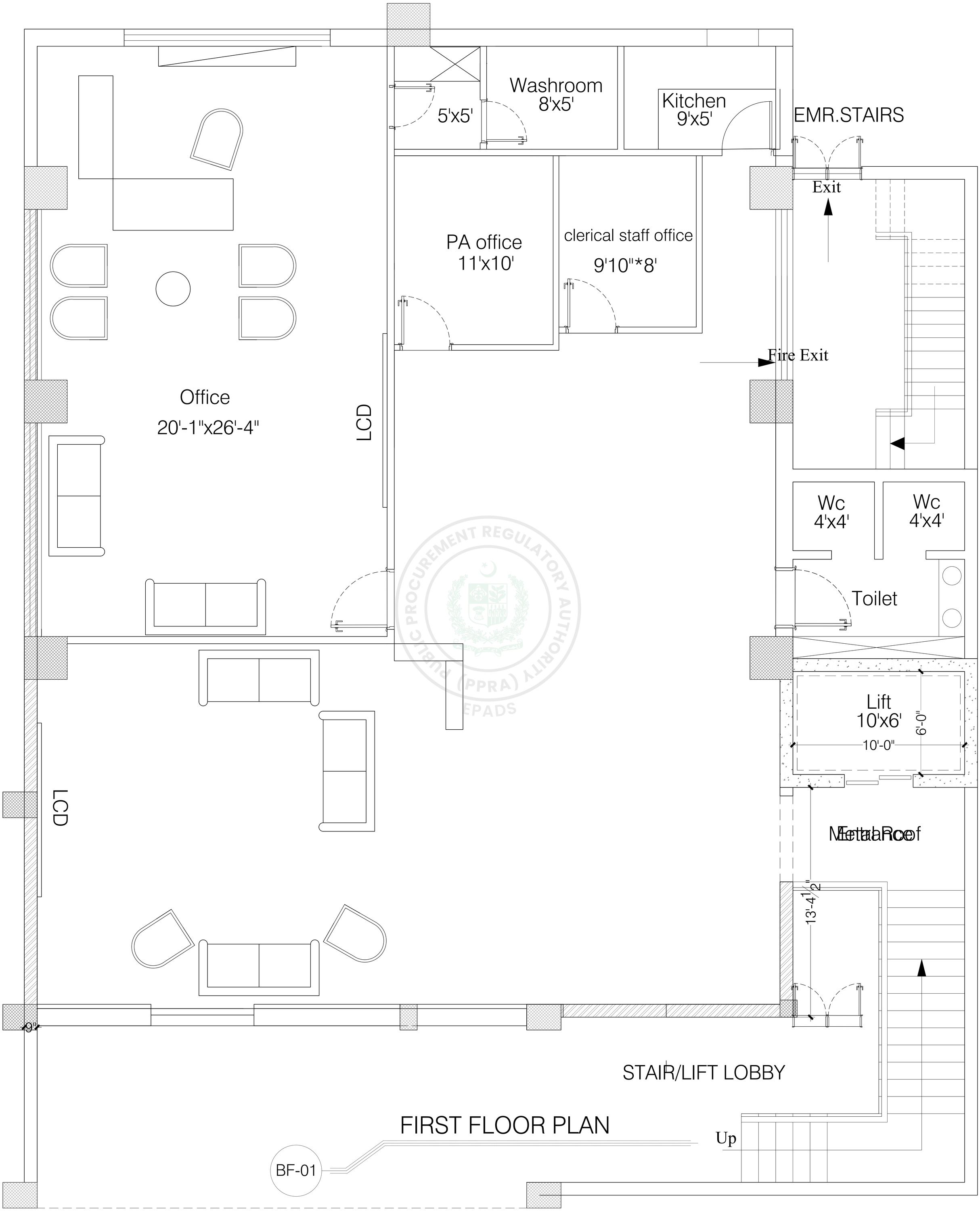
GUEST ENTRANCE

Up

GROUND FLOOR PLAN

BF-01

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BILL OF QUANTITIES

(Tentative BOQ for the purpose of guidance only)

Sr. No.	Description	Amount
Council Hall		
1	Civil Work	
2	Electric Work	
3	NSI	
4	Furniture, LCDs, Video Wall, Sound System	
5	Networking	
6	Workstations	
7	Lift	
8	VRF System	
9	Internal Beautification	
Auditorium		
1	Civil Works + Electrical Works + Networking	
2	Sound System + Furniture + Artifacts and Paintings	
3	VRF System	
Front Elevation		
1	External Works + Front Elevation	
Grand Total (Pak. Rs.)		

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Extension, Renovation & Upgradation of Council Hall at IET Block, AIOU Main Campus Islamabad

Engineer's Estimate

Part-I A Civil Works

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
1	Dismantling burnt brick masonry in lime or cement mortar foundation, basement, plinth and ground floor including stacking salvaged material (serviceable) and disposing of surplus material as directed within three chains (91.5 m)..	850.00	100 Cft		
2	Dismantling C.C. work cast in situ in foundation, basemont, plinth and ground floor including disposing of the material as directed within three chains (91.5 m).	1550.00	100 Cft		
3	Dismantling rain water pipe including clamps and specials and stacking serviceable material, disposal of unserviceable material as directed within three chains (91.5 m).	50.00	100 Rft		
4	Taking out door and window frames with or without hold fasts in ground floor including cutting walls, stacking salvaged material (serviceable) and disposing of unservice-able material as directed within three chains (91.5 m).	8.00	Each		
5	Taking out carefully shutters of doors and windows in ground floor and stacking as directed within three chains (91.5 m).	8.00	Each		
6	Dismantling cement tiled floor, dado or skirting in basement, plinth and ground floor including base mortar and stacking salvaged material (serviceable) and disposing of surplus stuff as directed within three chains (91.5 m)....	2300.00	100 Sft		
7	Dismantling R.C.C. including separating reinforcement from concrete in foundation, basement, plinth and ground floor including stacking at site and disposing of unserviceable material within three chains (91.5 m)	1350.00	100 Cft		
8	Structural excavation for foundations and basement in any type of soil including stone or gravel, upto required depths including back filling in trenches and under floors/pavements with approved excavated material, in layers including watering, ramming compacting, leveling & dressing etc., as per specification and disposal of surplus excavated material within or outside the project limits, including all lift and lead etc., complete as directed.	1000.00	100 Cft		
9	Providing and layaing out Termite proofing in foundations, under floors and wood work surface with a soloution using of confront TC with water and spraying the solution of the area to be treated as completed as per direction of Enmgineer Incharge.	2600	Sft		
10	Provide, mix, lay compact, level, finish, cure etc. lean concrete 1:4:8 using 1", 1/2" , 3/4" (pure) down crush (Ref. Specs. Clause 2.2.8) including formwork and its removal, complete in all respects.	150.00	100 Cft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
11	Provide, fill, compact, level, cure etc. 1:2:4 mass concrete in raise Floor.	300.00	100 Sft		
12	Providing and laying hard grade ribbed deformed (minimum yield point 60,000 psi) reinforcement bars with & including the cost of straightening, cutting, bending, binding, wastage, and such overlaps as are not shown in the drawings, placing in position on cement concrete 1:2:4 precast or m.s. chairs, tying with binding wire, cost of chairs and wires etc. in all kinds of RCC work in foundation, basement, plinth and building including septic tanks and under ground tanks and in projections for future extension .				
	i) Ground Floor	6500.00	Kg		
	ii) First Floor	5000.00	Kg		
	iii) 2nd Floor	1800.00	Kg		
13	Providing and laying reinforced cement concrete using crushed graded boulders 3/4 inch (19 mm) and down gauge in place of screened graded bajri in any item of RCC of mix not leaner than 1:2:4 crushing strength of works cube in this case will be 3000 Ibs. per sq. inch (20.69 N/mm2 at 28 days) including form work and its removal, compacting and curing etc. complete but excluding the cost of reinforcement,				
	i) Columns Footing	250.00	100 Cft		
	ii) Plinth Beam	200.00	100 Cft		
	iii) Beam, Lintel, Sills etc				
	a) Ground Floor	590.00	100 Cft		
	b) First Floor	590.00	100 Cft		
	iv) Suspended Slab (More Than 6 Inches)				
	a) Ground Floor	1000.00	100 Cft		
	b) First Floor	1000.00	100 Cft		
	c) 2nd Floor	100.00	100 Cft		
	v) Stairs				
	a) Ground Floor	420.00	100 Cft		
	vi) Parapet Wall				
	a) 2nd Floor	150.00	100 Cft		
14	Columns upto plinth level column concrete ditto as above but of 3850 PSI 28 days cylinderical strength having the nominal mix proportions not leaner than (1: 1-1/2:3).				
	a) Upto Plinth Level	150.00	100 Cft		
	b) Ground Floor	300.00	100 Cft		
	c) First Floor	1800.00	100 Cft		
15	Provide, lay, cure etc. first class burnt brickwork in foundation and plinth, 9” and over thick, set in 1:5 cement sand mortar, complete.	250.00	100 Cft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
16	Providing and laying 2 inches (51 mm) thick damp proof course with cement concrete 1:2:4 cast in situ using graded screened bajri of 3/4 inch (19 mm) and down gauge including compacting, curing, form work and its removal etc. complete with applying a coat of hot bitumen (maxphalt 80/100 or equivalent) using 35 Lbs. per hundred square feet (1.71 Kg/sm) on damp proof course after complete drying and cleaning the surface .	150.00	100 Sft		
17	Providing and laying double layer of polythene sheet of 500 gauge (0.005 inch or 0.13 mm thick) under floors for water proofing laid as per specifications and instructions of the Engineer-in-Charge in ground floor.	150.00	100 Sft		
18	Providing and laying first class solid burnt brick masonry in straight or curved walls including scaffolding, raking, out joints and curing etc. complete in all respects as per drawings.				
	i) 9" and over thick, set in 1:6 mortar				
	a) Ground Floor	1050.00	100 Cft		
	b) First Floor	1600.00	100 Cft		
	c) 2nd Floor	350.00	100 Cft		
	ii) 4-1/2" thick, Set in 1:4 cement sand mortar				
	a) Ground Floor	250.00	100 Cft		
	b) First Floor	250.00	100 Cft		
19	Providing and fixing G.I/M.S. moulded steel door frames of 5.73" x 2-1/2" (146 mm x 63 mm) manufactured from mild steel sheet of 18 gauge (1.41 mm) conforming to B.S.S. 1245 having a double rebate size 1-1/2" x 1/2" (38 mm x 12 mm) provision of 3 Nos. M.S. plate, section 1-1/2" x 1/4" (38 mm x 6 mm) (2 Nos. 6 inch long welded with frame at not less than 10 points and 1 Nos. 12 inch long welded with frame at not less than 20 points), with holes and threads for fixing steel hings, fitted with one locking box of same sheet (point welded inside the frame), 6 Nos. 6 inches long flat iron fixing lugs of 1-1/4" x 3/16" section, treated with special red oxide primer coat all around including cutting holes and filling the cavity with cement concrete 1:2:4 etc. in any floor at any height complete as directed by the Engineer-in-Charge.	135.00	Rft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
20	Providing and fixing G.I/M.S. moulded steel door frames of 10" x 2-1/2" (146 mm x 63 mm) manufactured from mild steel sheet of 18 gauge (1.41 mm) conforming to B.S.S. 1245 having a double rebate size 1-1/2" x 1/2" (38 mm x 12 mm) provision of 3 Nos. M.S. plate, section 1-1/2" x 1/4" (38 mm x 6 mm) (2 Nos. 6 inch long welded with frame at not less than 10 points and 1 Nos. 12 inch long welded with frame at not less than 20 points), with holes and threads for fixing steel hings, fitted with one locking box of same sheet (point welded inside the frame), 6 Nos. 6 inches long flat iron fixing lugs of 1-1/4" x 3/16" section, treated with special red oxide primer coat all around including cutting holes and filling the cavity with cement concrete 1:2:4 etc. in any floor at any height complete as directed by the Engineer-in-Charge.	155.00	Rft		
21	Providing and fixing on frames etc., with sunken iron screws best quality deodar wood moulding, beading, architrave etc., of approved design over one square inch (6.45 Sqm.) and up-to 2 square inches (13 Sqm.) in cross section as required .	290	Rft		
22	Providing and fixing 2 inch (51 mm) thick best quality deodar wood shutters fully panelled with same wood, approved iron hinges and tower bolts, etc., as required	385	P.Sft		
23	Provide, apply finsh smooth 3/8" (10 mm) thick cement sand plaster 1:3 ceiling, cantilever slabs, sides and soffits of beams palaster etc. including making edges, corners and curing etc., complete				
	a) Ground Floor	1800.00	100 Sft		
	b) First Floor	2800.00	100 Sft		
24	Providing and laying of ½"(13 mm) thick cement plaster 1:5 on walls and columns etc., including making edges, corners, and curing etc. complete in all respects. **(Internal Plaster)**				
	a) Ground Floor	2700.00	100Sft		
	b) First Floor	3800.00	100 Sft		
25	Provide, apply, finish smooth, cure, etc. ¾″ thick 1:4 cement sand (**External plaster)**, complete upto any height				
	a) Ground Floor	1100.00	100 Sft		
	b) First Floor	1300.00	100 Sft		
26	Providing and fixing PPRC pipe PN-20 with specials and clamps etc. including cutting and fitting complete with and in cluding the cost of breaking through walls and roof and making good etc. after cleaning the piep and cartage within 10 miles 25 mm dia	120.00	Rft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
27	Providing and fixing PPRC pipe PN-20 with specials and clamps etc. including cutting and fitting complete with and in cluding the cost of breaking through walls and roof and making good etc. after cleaning the piep and cartage within 10 miles 32 mm dia	50.00	Rft		
28	Providing and laying light colour, glazed/non skid vitrified porcelean tiles (Polished) exceeding 3600 Sqcm each, (Pak made) on walls and floors, **in any floor**, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge.	3200.00	100 Sft		
29	Providing and laying **floor** of 6mm (approx: 1/4") thick coloured glazed tiles More than 1 sq.ft upto 2 sq.ft. of master make (Pakistani) first grade laid over 1" (25mm) thick cement mortar 1:2 (1 cement and 2 sand) including jointing and washing the tiles with white cement slurry a matching colour (by using pigment in white cement) and curing etc. complete.				
	a) Ground Floor	300	100 Sft		
	b) First Floor	300	100 Sft		
30	Providing and fixing 1/4 inches or 6.4 mm (approx.) thick approved Pakistani make glazed tiles upto 1.50sq feet to 3. sq. ft size in **dado and skirting**, over 1/2 inch (13 mm) thick base of cement mortar 1:3 setting of tiles in slurry of grey cement over mortar base including filling the joints and washing the tile with white cement slurry curing and cleaning etc. complete .				
	a) Ground Floor	1200	100 Sft		
	b) First Floor	1200	100 Sft		
31	Providing and fixing floor waste 6"x6" (stainless steel) Jali etc. complete.	12	Each		
32	Providing and fixing best quality squatting type earthern ware W.C. pan **(porta**) complete with and including the cost of 13.6 liter best quality low level plastic slushing cistern with internal fittings complete , PVC flushing pipe suitable for squatting type with extra bend and length with fittings, PVC trap 4 inches (100 mm) dia making requisite number of holes in walls, plinth & floor for pipe connection and making good in cemnent concrete 1:2:4	4	Each		
33	Providing and fixing best quality white glazed earthenware One piece toilet (commode) coupled with flush tank **(Porta)** complete with and including cost of plastic seat with Buffers, with internal fittings complete.	4	Each		
34	Providing & fixing chromium plated Muslim bib-cock with Muslim Shower of approved quality.	8	Each		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
35	Providing & fixing best quality earthern ware wash hand basin (vanity basin) (porta made) standard size (white/light color) and including the cost of 1-1/4" rubber plug and chrome plated brass chain pvc waste pipe 1-1/4" dia of apporved pattern etc. complete	8	Each		
36	Providing and fixing un platisized polyvinyl chloride pipe (U.P.V.C) “D” class (Acid Proof) of "Dadex" with specials and clamps etc, including cutting and fitting complete with and including the cost of breaking through walls and roof and making good etc., after cleaning the pipe and cartage within 10 miles (16.09 km).				
	iii) 4”dia	150.00	Rft		
	iv) 3”dia	150.00	Rft		
37	Providing and fixing PVC pipe spouts of 3" (80 mm) dia and required length including fixing in cement mortar 1:4 etc. complete.	85.00	Rft		
38	Providing and fixing 3" (80 mm) dia polyvinyle chloride (PVC) bend of any degree for rain water down pipe with clamps, bolts and nuts in cement concrete 1:2:4 etc. complete.	16.00	Each		
39	Providing and fixing fully glazed Champagne anodized aluminium Sliding windows as per British standard manufactured by Lucky, Alcop, Krudson, Pakistan Cables and A.C.P. (fixing through their approved fabricators), Prime model box section 101mm x 30mm and **2mm thick** including the cost of aluminium netting ,fittings, with all accessories cutting hole etc. and making good damages to walls etc. complete as required in any floor as per direction of engineer-in-charge, including the cost of 6mm glass pans.	250	Sft		
40	Provide and fixing M.S. grills in 3/8" x 3/8" square Bar to windows/ventilators etc., complete as per drawing , including welding, grinding and finishing as per Specs. i/c one coat of red oxide paint (Fixed at site as per Engineer In charge instruction).	300	Kg		
41	Scraping, rubbing and cleaning white-wash, colour wash and oil-free distemper including removal of rubbish etc. as per direction of the Engineer-in-charge complete in all floors .	3000	100 Sft		
42	Repainting two coats with plastic emulsion paint of (ICI) Dulux make and shade to walls and ceiling including cleaning, and sand papering the surface as directed by the Engineer-in-charge in any floor.	3500	100 Sft		
43	Lacquer Polishing Including sealer (ICI) on Wood Work at any height in any floor	1500	100 Sft		
44	Painting Synthetic enamel paint of approved make and shade by spray machine two coats over and including the cost of one priming coat complete at any height in any floor				
	Wood work	150	100 Sft		
	Steel work	150	100 Sft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
45	Painting with (ICI) Dulux plastic emulsion paint VIP of approved shade two coats over and including the cost of one priming coat complete over plastered surface at any height in any floor .	5000	100 Sft		

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Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
46	Painting three coats with weather shield paint deluxe (ICI) make of approved shade on plaster surface (External) and including the cost of cleaning the surface, sand papering etc. complete at any height in any floor.	4000	100 Sft		
47	Providing and laying floor of 3/4 inch (25 mm) thick Black Granite stone Pakistani Original more than 3 sq. ft. upto 5 Sq. ft. (0.28 Sq.m. upto 0.46 sq.m.) size fine dressed on the surface without winding in ground floor over 1 inch (25 mm) lime mortar 1:2 (one lime, two sand) setting the marble tiles with grey cement slurry including curing rubbing and polishing etc. complete, including the cost of mortar.	280.00	100 Sft		
48	Extra for making nosing of treads as per design and instructions of the Engineer-in-Charge ..	75.00	Rft		
49	Providing and fixing C.P. brass screws kwikset main door lock (USA make) with handle of approved design, cutting wood etc., to required size, with two operating keys as per direction of the Engineer-in-	8.00	Each		
50	Providing and fixing with C.P. brass screws main door handle type yale lock (Italy make) of approved design,cutting wood etc., to required size, with two operating keys, as per direction of the engineer-in-Charge.	4.00	Each		
51	Providing and fixing best quality deodar wood trellis work (Jafri) with 1/2 inch x 1-1/2 inches (13 mm x 38 mm) battens forming apertures 1-1/2 inches x 1-1/2 inches (38 mm x 38 mm) but excluding cost of frame work etc., as required ..	100.00	Sft		
52	Providing and fixing best quality deodar wood built in frame with 1/2 inch (13 mm) thick deodar wood beading as stopper for doors, windows, ventilators, clerestory, windows, shelves, partitions, trellis work, etc., as required	6.00	Cft		
53	Providing and laying terrazzo floor 2-3/4 inches (44 mm) thick consisting of 3/4 inch (19 mm) thick topping 1:2 (one grey cement two approved marble Chipps 0 to 6) over a base of 1:2:4 (one cement two sand, and four crushed graded boulders) cement concrete 2 inch (50 mm) thick laid in panels or pattern including form work, curing, cutting, rubbing and polishing etc. complete.. - 2nd Floor	2600.00	100 Sft		
54	Providing and laying 3/8" (9mm) thick marble patties (pannel strips) up to 1" (25 mm) depth in floor and dado of any description in all floor.	900.00	Rft		
55	Providing & fixing 2" dia stainles steel pipe (18 guage) railing alongwith 4 Nos 3/4" dia parallel pipe having S/S pipe vertical post 2" dia at 3 ft c/c average spacing and 4" diavertical post at start turning and end point including cost of labour, welding charges fitting & fixing in marble floor and wall etc complete as per direction of the Engineer Incharge.	100.00	Sft		
				Total = Rs.	

Council Hall

Item No.	Brief Description of Item	Estimated Quantity	Unit for rate	Rate	Amount
E-1	Wiring of light/fan points wired with 3/.029 insulated cable run in PVC condute recessed in walls, columns, ceiling, floor etc. including all accessories such as junction boxes, outlets etc. as required and 14 SWG bare copper conductor all controlled by one 5 Amps. 250 volts on - off switch including cost of conduit and cables etc., but excluding the cost of switch.	70	Point		
E-2	Extension/Additional wiring for light, fan ,call bell or light plug point, controlled with same switch with (3/.029") PVC insulated wire in 20 mm (3/4")dia uPVC conduit fitted on surface including 1 mm² single core, PVC insulated wire as ECC as required.	50	Point		
E-3	Wiring for sub-main with 3x 1.5 mm², PVC insulated wire 300/500 volts grade, single core, stranded copper conductor wire in 20 mm (3/4")dia uPVC conduit recessed in the wall, column and roof etc as required.	900	Rft		
E-4	Wiring for sub-main with 3x 2.5 mm², PVC insulated wire 300/500 volts grade, single core, stranded copper conductor wire in 20 mm (3/4")dia uPVC conduit recessed in the wall, column and roof etc as required. GM/Fast/Pak Cables	1300	Rft		
E-5	Wiring for sub-main with 3x 4 mm², PVC insulated wire 300/500 volts grade, single core, stranded copper conductor wire in 20 mm (3/4")dia uPVC conduit recessed in the wall, column and roof etc as required. GM/Fast/Pak Cables	600	Rft		
	Providing & fixing 4 core 50 mm², PVC insulated & PVC sheathed, 600/1000 volts grade with stranded copper conductor , un armoured, L.T cable fixed on surface with heavy gauge GI flat strip saddle at suitable distance as per Pak. P.W.D specification as required.	100	Rft		
E-6	P/F 10 Amps. Polycarbonate flame retardent SP switch with fancy "Ivory" gang plate on die fabricated metal board, recessed in the wall or column i/c connection as required (Matrix/Sok/TJ Series/Trust Make).	96	Each		
E-7	Providing & fixing flush type, 6/10 Amps 3-Pin socket and double switches combine unit (Multi Light plug) fixed on Plastic or Fiber top covered sheet on (14 SWG) metal board with earth terminal recessed in wall and column including, connection as required. (PPI / KM / HERO PIANO/TJ)	60	Each		
E-8	Providing & fixing 15 Amps Polycarbonate flame retardant 3-Pin switch socket unit (Power Plug / Power Switch) with fancy gang plate fixed on die fabricated, powder coated metal board recessed in wall or column including connection as required.(Schneider / Philips / TJ)	50	Each		
E-9	Providing, Installation, Testing & Commissioning of recessed / surface mounted LED Panel Light including driver, having warm / neutral white / cool white colour, 80-100 lm/watts efficiency, 0.9 or above power factor, 20000-25000 hours life cycle, including connection, complete in all respect as approved by the Engineer Incharge.LED Panel Light 18-20 W (10"x 10") paklite , e-max	15	Each		
E-10	Providing, Installation, Testing & Commissioning of recessed / surface mounted LED Panel Light including driver, having warm / neutral white / cool white colour, 80-100 lm/watts efficiency, 0.9 or above power factor, 20000-25000 hours life cycle, including connection, complete in all respect as approved by the Engineer Incharge.(PHILIPS/SIGNIFY, OSRAM, GE, Thorn)				
E-11	i) 34-36 Watts (2'x2' size)	96	Each		

E-12	Providing installation testing and commissioning of LED tube/ batten light i/c driver having warm / neutral white/ cool wight colour 80-90 lm/watts efficiency 0.9 or abave power factor, 10000-15000 hours life cycle i/c connection complete in all respect. (Sunlight/ Orient / Future)				
E-13	i) 4 feet 36 watts	20	Each		
E-14	ii) 4 feet 18-20 watts	5	Each		
E-15	ii) 2 feet 18-20 watts	12	Each		
E-16	Supply, installation, testing & commissioning of exhaust fans plastic body with approved steel shutter complete in all respects, i/c ceiling rose. Fan shall be latest model of Pak, Royal, GFC, Younas or Millat				
E-17	b) 12" sweep	6	Each		
E-18	Providing & fixing cubical type metal sheet vermin protected LT panel board as per drawing with locking arrangement duly powder coated I/c all fastening devices and electrical wire/ leads for internal connection complete as required.	24	Sft		
E-19	Providing & fixing pilot lamp set fitted on existing board I/c connection as required.	10	Each		
E-20	Providing & fixing rotary type, 32 Amps, 3 Phase, Phase selector switch fitted on all kind of existing board including incoming & outgoing connection as required.	6	Each		
E-21	Providing & fixing rotary type, 63/50 Amps, 3 Phase, Phase selector switch fitted on all kind of existing board including incoming & outgoing connection as required.	2	Each		
E-22	Providing & fixing 6 to 32 Amps, S.P MCCB fixed on existing board , I/c inter-connection as required.	30	Each		
E-23	Providing & fixing 15 to 63 Amps,(Low Breaking Capacity) TP MCCB fixed on metal board recessed in the wall duly covered with fiber sheet, I/c inter-connection as required.	4	Each		
E-24	Providing & fixing 20 to 100Amps,(Adjustable - High Breaking Capacity) 4 Pole circuit breaker fixed on existing board , I/c inter-connection as required.	2	Each		
E-25	Providing & installing False Ceiling Fan (Box Fan) with remote, 24" (2'x2') size including connections, complete in all respect as approved by the Engineer Incharge (Voldam / Pak / Royal)	45	Each		
E-26	Dismantling of light and fan or call bell point all system of wiring except wiring in recessed conduit including finishing and making good the wall as required.	160	Each		
E-27	Dismantling of ordinary plug point of all system of wiring except wiring in recessed conduit including finishing and making good the wall as required.	60	Each		
E-28	Dismantling of sub-main upto 7/.036 or 7/0.044 (6 mm² or 10 mm²) all type of wiring except wiring in recessed conduit including finishing and making good the wall as required.	200	Rft		
E-29	Dismantling of all type of fittings including finishing and making good the wall as required.	150	Each		
E-30	Providing, Installation, Testing & Commissioning of Flood Lights 180-200 watts (IP66) including driver, having neutral white / cool white colour,90 - 110 lm/watts efficiency, 0.9 or above power factor, 20000-25000 hours life cycle, including connection, complete in all respect as approved by the Engineer Incharge. Phillips	2	Each		
E-31	Supply & fixing 50mm (2") dia uPVC conduit with all especial such as bends, sockets, Junction etc fitted on surface as required.	100	Rft		
E-32	Supply & fixing 25mm (1") dia uPVC conduit with all especial such as bends, sockets, Junction etc fitted on surface as required.	100	Rft		

E-33	Providing & fixing of 16x16 mm uPVC duct fitted on surface as required.	100	Rft		
E-34	Providing & fixing of 16x25 mm uPVC duct fitted on surface as required.	100	Rft		
E-35	Providing, Installation, Testing & Commissioning of recessed / surface mounted 14-15 watts ceiling lights / downlights including driver, having warm / neutral white / cool white colour, 80-90 lm/watts efficiency, 0.9 or above power factor, 20000 - 25000 hours life cycle, including connection, complete in all respect as approved by the Engineer Incharge. (PHILIPS/SIGNIFY, OSRAM, GE, Thorn)	5	Each		
E-36	Providing, Installation, Testing & Commissioning of LED spot lights 10-12 watts including driver, having warm / neutral white / cool white colour, 80-100 lm/watts efficiency, 0.5 - 0.70 power factor, 20000-25000 hours life cycle, including connection, complete in all respect as approved by the Engineer Incharge. PAKLITE / GALAXIE / E MAX)	5	Each		
E-37	Providing, Installation, Testing & Commissioning of Garden lights 10-12 watts including driver, having warm / neutral white / cool white colour, 90-100 lm/watts efficiency, 0.9 or above power factor, 20000-25000 hours life cycle, including connection, complete in all respect as approved by the Engineer Incharge. PAKLITE / GALAXIE / E MAX)	5	Each		
E-38	Providing & fixing of 40x40 mm uPVC duct fitted on surface as required.	100	Rft		
E-39	Providing & fixing of 50X50 mm uPVC duct fitted on surface as required by site incharge.	100	Rft		
E-40	Providing & fixing of 80X60 mm uPVC duct fitted on surface as required by site incharge.	15	Rft		
E-41	Providing & fixing of 100X100 mm uPVC duct fitted on surface as required by site incharge.	15	Rft		
				Total	

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Part- II Non Schedule Items

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
P-II-01	Removing of existing installed ceiling. carefully including the cost of removing of angle & Tee and handing over to the directorate of works as required and directed by the engineer in-charge.	2086.00	Sft		
P-II-02	Providing and fixing Gypsum board 8' x 4'x 12mm tiles false ceiling including G.I U-Channel, ceiling Channel, joint tape, hanger clips jointing clips , Screws and G.I Wire etc complete i/c priming filling Coat and making surface smooth etc complete as required in any floor.	3200.00	Sft		
P-II-03	Repairing and coushining (imported cloths as approved),polishing of existing furnitur sofa ,chair.(Three Seat)	4	Each		
P-II-04	Providing, installation and making connection of Siemens make Metal Body Hand Dryer (TH 92001 Model)	4	Each		
P-II-05	Proving and fixing of wall mounted plastic body liquid soap/ Sanatizer dispencer 800 ml of approved good quality.	4	Each		
P-II-06	Providing and fixing approved quality C.P. brass toilet paper holder (Faisal, Porta & Sonex) or as approved by Engineer Incharge.	4	Each		
P-II-07	Providing and fixing CNC-cut design in 14 SWG MS sheet, artistically laser-cut or CNC-cut as per approved design. The sheet is framed in MS pipe 1"x1" (18 SWG), with all welding joints smoothened. The entire frame and sheet are powder-coated in approved color. Work includes sheet cutting, edge finishing, welding, frame fabrication,powder coating, transportation & complete installation at site.	100	Sft		
P-II-08	Providing Installation of Networking points wiring wired with Cat-6 3M Cable icluding ducting (Adamjee) of required size including back and face plate of 3M with los punching etc complete in all respect	40	Each		
P-II-09	Providing, making & fixing of new wall pannelling consisting of wooden frame (size 4'x4' pannel) of 2"x2" (Pakistani kail wood) and fixing making of 4' x 4' pannel of 12mm" thick MDF lasani veenir sheet (Antique colour) making groove of 4'x4'. complete in all respect as directed by engineer incharge.	3500.00	Sft		
P-II-10	Fabrication and installation of sound-proof enclosure comprising the following: Main Frame: Made of MS 1.5" x 3" (16 SWG) rectangular pipe panel size not more then 4 sft fixing with angle and rawal bolt Cross Frame: Made with MS 1.5" x 1.5" (18 SWG) square pipe in each panel in plus shape. Sub-Frame for wood panel: MS 1.5" x 1.5" (18 SWG) Sound Insulation alternator panel : ½" thick plywood/sheet (double) lined with foam cushion (1" thick) covered with jute cloth size 4"x4" Wood panel alternator: Ash wood sheet paneling finished with lacquer polish over ½" thick plywood/sheet with ash wood side border size 2"x1/2" solid wood (CNC grove as required) Includes complete welding, cutting, grinding, 2 coat of painting foam pasting, fixing, polishing, and all associated accessories and labor.	500.00	sft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
P-II-11	Removing/Dismantling carefully of existing wooden/pvc wall pannel and frame, i/c stacking, shifting and handing over to concerned office.	1800.00	sft		
P-II-12	Providing/applying 2 Renewal coats of top coat on Existing graphic paint (Rockwall) (i/c patch/ repair where required) Top Coat of approved colour/shade and scheme complete at any height and any floor as directed by Engineer/ Incharge.	5000.00	Sft		
P-II-13	Supply and installation of Porta branded bathroom Accessories Set 6 pieces ,Includes complete fixing with stainless steel screws and wall plugs, drilling in tiles/walls, alignment, and secure installation. All accessories shall be chrome-plated and of approved design. The job includes labor, tools, and proper marking, to the satisfaction of Engineer Incharge.	4	Each		
P-II-14	Supply and installation of Porta branded T-Cock (CP Angle Valve), chrome-plated brass, with wall flange, complete in all respects. Includes fixing to ½" G.I./PPR pipeline, testing for leakage, and proper alignment. Work to be completed with approved materials and to the satisfaction of the Engineer Incharge	1	Each		
P-II-15	Supply, Installation, Testing & Commissioning of False Ceiling Exhaust Fan 12" / 35 watt Plastic Body with best quality approved complete in all respects. Exhaust Fan shall be latest model (Pak Fan / Royal / Climax / Younas / Millat / Voldam / Rico) and best quality having pure copper (99.99 %) winding. Installtion as per site requirements or as per directions of the Engineer Incharge.	8	Each		
P-II-16	Providing and fixing Looking glass imported China Belgium or approved 5/6 mm thick i/c edging of approved 6 Sft size fixing with clamps C.P screws good quality complete as per direction of Engineer Incharge.	48.00	Sft		
P-II-17	Providing and applying termite proofing inside the building chemical component of (Agenda) drilling drilling 18"to 24" @3sft . after filling the chemical caping the hole with C.S 1:2 ratio. complete and as per instructions of engineer in charge. (Area will be measured in Sft).	1500.00	Sft		
P-II-18	Networking 48 port switch	1.00	Job		
P-II-19	Providing and laying premium quality carpet tiles, 500 mm × 500 mm (20″ × 20″), manufactured from solution-dyed nylon (polyamide) pile with heavy-duty PVC backing reinforced with fiberglass, having minimum pile weight 500–800 GSM and total thickness 6-8 mm, of approved color, texture, and design. The tiles shall be laid over properly prepared, clean, dry, and level floor surface using approved adhesive, including cutting, trimming, proper alignment, and tight jointing to achieve a uniform pattern. The work shall include surface preparation, wastage, all necessary accessories, labour, and complete installation as per approved specifications and as directed by the Engineer-in-Charge.	3780	Sft		
P-II-20	MDF Sheet Partation 12mm mdf partations complete in all respect	125.00	Job		
P-II-21	Glass Partation 12mm tempered glass partations complete in all respect	125.00	Rft		
P-II-22	Steel Stair Structure	1000.00	kg		
P-II-23	PVC flute cladding wooden finish at side walls	1350	Sft		
P-II-24	Supply and fix Wall paper, plain or decorative, best quality, all as specified.	450	Sft		
P-II-25	Supply and fix,12 mm thick Plate Glass partition / door in any size including all necessary accessories i.e. pivot machine, handle lock etc.	1375	Sft		

Item No	Brief Description of Item	Estimated Quantity	Unit For Rate	Rate Per Unit (Rs.)	Amount (Rs.)
P-II-26	Providing, supplying, installation, testing and commissioning of PTZ Camera, power supply, control accessories, network/communication connections, cabling, configuration, integration with the system, and all associated accessories required for proper operation,including all relevant accessories and connections etc. complete in all respect as per approved specifications, drawings, and Engineer's instructions.	8	Each		
P-II-27	Tempering to any thickness of glass sheet, all as specified.	1375	Sft		
				Total = Rs.	**-**

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COUNCIL HALL					
Sr. No.	**Description**	**Unit**	**Quantity**	**Rate**	**Amount**
1	Providing, supplying and fixing premium-quality executive seating chairs for Council Hall of approved design, size, colour and finish, comprising heavy-duty MS/seasoned hardwood framework, ergonomically designed high-back seats with lumbar support, high-density moulded polyurethane foam (minimum 40 kg/m³), upholstered with premium-quality, fire-retardant, stain-resistant leatherette/fabric, complete with padded armrests, reinforced supports, durable base and high-quality finishing. Including necessary fixing hardware, proper placement, alignment and all associated accessories. The rate shall include all materials, fabrication, transportation, installation, adjustment, finishing and cleaning, ensuring maximum seating comfort, structural stability, durability and an elegant professional appearance, complete in all respects as per approved samples, drawings, specifications and directions of the Engineer-in-Charge.	Nos	80		
2	Providing, supplying and placing premium-quality executive sofa seats for Council Hall of approved size, design, colour and configuration, comprising heavy-duty seasoned hardwood/engineered wood internal framework, ergonomically designed cushioned seats and backrests with high-density polyurethane foam (minimum 40 kg/m³ for seating), upholstered with premium-quality, fire-retardant, stain-resistant leatherette or fabric of approved colour and texture. Including comfortable padded armrests, reinforced supports, durable legs/base, high-quality stitching, concealed fixing hardware and all necessary accessories. The rate shall include fabrication, transportation, placement, installation, finishing and cleaning, ensuring structural stability, superior seating comfort, durability and an elegant appearance, complete in all respects as per approved samples, drawings, specifications and directions of the Engineer-in-Charge.	Nos	12		
3	Providing, supplying and fixing premium-quality wooden tables between seating rows in the Council Hall, of approved size, design and dimensions, comprising 18 mm thick premium-grade MDF/plywood with seasoned hardwood reinforcement, finished with approved natural wood veneer and high-quality PU polish. Including 8 mm thick clear toughened glass top with polished edges, securely fixed with suitable supports. Each table shall incorporate recessed electrical power sockets (220–240V AC) with,pop-up technology boxes as requierd, USB A and USB-C charging ports, complete with concealed copper wiring, PVC conduits, socket boxes, connectors, proper earthing, electrical protection and all necessary accessories. The rate shall include fabrication, transportation, installation, fixing, electrical connections, testing, finishing and cleaning, ensuring structural stability, electrical safety, durability and an elegant appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	Nos	20		
4	Providing, installing, testing and commissioning of 4K UHD Professional Display, featuring 3840 × 2160 Ultra HD resolution, minimum 500 nits brightness, 178° viewing angle, minimum 4000:1 contrast ratio, anti-glare display panel and 24/7 continuous operation capability. Including HDMI 2.0, DisplayPort, USB, LAN connectivity, integrated media player, heavy-duty adjustable mounting brackets, MS supporting framework, power and signal cabling, fixing hardware and all necessary accessories. The rate shall include transportation, installation, configuration, electrical connections, testing, commissioning, calibration and operational demonstration, ensuring superior picture quality, reliable performance and durability, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	Nos	4		
5	Designing, supplying, installing, testing and commissioning of premium-quality professional digital wireless sound system for auditorium, comprising high-performance speakers, suitable power amplifiers, digital audio mixer, Digital Signal Processor (DSP), wireless microphones with receivers, subwoofers (where required) and all necessary accessories. Including high-quality audio and speaker cables, concealed wiring, conduits, connectors, mounting brackets, equipment racks, electrical connections, earthing and all allied works. The system shall comprise latest-generation equipment and technology, ensuring uniform sound distribution, clear audio reproduction, high speech intelligibility, minimum distortion and interference-free operation. The rate shall include complete system design, supply, installation, programming, acoustic calibration, testing, commissioning, operational training and minimum one-year comprehensive warranty, complete in all respects as per approved design, specifications and directions of the Engineer-in-Charge.	Nos	1		
6	Providing, supplying, installing, testing and commissioning of 2-Ton (24,000 BTU/hr) wall-mounted DC Inverter Split Air Conditioner, latest model, with heating and cooling functions, high energy efficiency and low-noise operation, complete with indoor and outdoor units. Including refrigeration-grade seamless copper piping (1/4" and 5/8" diameter or as per manufacturer's specifications) with minimum 13 mm thick closed-cell elastomeric rubber insulation, approved adhesive and weatherproof wrapping, 4-core × 2.5 mm² copper interconnecting cable, uPVC condensate drain pipe, mounting brackets, vibration isolators, electrical connections, circuit protection, refrigerant and all necessary accessories. Including drilling, fixing, piping, pressure testing, vacuuming, leak testing, installation, commissioning and all allied works, ensuring safe and efficient operation, complete in all respects as per manufacturer's specifications and directions of the Engineer-in-Charge.	Nos	2		
				Approximate Total cost	

PUBLIC PROCUREMENT REGULATORY AUTHORITY
PPRA
EPADS

BOQ of Lift for Council Hall					
Sr No	**Description**	**Estimated Qty**	**Unit**	**Rate (PKR)**	**Amount (PKR)**
1	Supply, installation, testing and commissioning of gearless permanent magnet synchronous (PMSM) traction machine based 1000 kg Passanger Lift, serving two floors (two stops). The motor rating should be compatible with the 1000kg passanger lift for smooth operation, complete with traction sheave, electromagnetic brake, encoder feedback system, and all necessary accessories complete in all respects. The system shall be compatible with VVVF drive for smooth, energy-efficient and low-noise operation with precise speed control. Complete in all respects as per manufacturer specifications and site requirements. The lift shall be of conventional machine-room type. The traction machine and control panel shall be installed in a dedicated machine room at the location.	1	Set		
2	**Control Panel** Supply, installation, testing, and commissioning of Monarch (or equivalent) control panel, complete with microprocessor-based VVVF drive, protection systems, ARD compatibility, and all standard components, housed in a dust-proof steel enclosure, including wiring, programming, and commissioning as per manufacturer specifications.	1	Set		
3	**Overspeed governor and safety gear system** Supply, installation, testing, and commissioning of overspeed governor and safety gear system, designed to automatically stop and hold the car in case of overspeed or rope failure, complete with all mechanical linkages, tensioning system, and safety devices, fully compliant with standard safety codes and manufacturer specifications.	1	Set		
4	Supply, fabrication, and installation of heavy-duty machine bed, constructed from high-strength mild steel sections, properly aligned and rigidly fixed to withstand operational loads and vibrations. The machine bed shall be mounted on anti-vibration rubber/neoprene pads of suitable thickness and load-bearing capacity to minimize noise and vibration transmission to the structure. Complete with all necessary anchor bolts, grouting, leveling, and finishing as per manufacturer's standards and site requirements.	1	Set		
5	Supply, fabrication, installation, testing and commissioning of a complete lift cabin with SS 304 hairline-finish panels, heavy-duty cabin frame, anti-skid flooring, decorative false ceiling with LED lighting, ventilation fan, full-height mirror and stainless-steel handrails. The contractor shall submit samples, catalogues or images of the proposed cabin interior finish for the client's approval before fabrication.	1	Set		

6	Supply, installation, testing and commissioning of one Car Operating Panel (COP), fabricated in SS 304 hairline-finish stainless steel and flush-mounted inside the lift cabin. The COP shall include a microprocessor-based control interface, illuminated push buttons with braille markings, digital floor-position indicator, door open/close buttons, alarm bell and emergency-stop button. The COP shall be compatible with the control panel and complete in accordance with the approved lift design and manufacturer's specifications.	1	Set		
7	Supply of centre-opening door assemblies comprising one lift-car door and one landing door at each of the two floors. Door panels shall have a stainless-steel finish and include tracks, hangers and associated mechanical fittings.	1	Set		
8	Supply of one automatic door operator system for the lift car, including a VVVF door drive/control unit, drive motor and the internal wiring and connections required for operation of the lift-car door and associated landing doors. The system shall be compatible with the door assemblies and the control panel.	1	Set		
9	Supply of electro-mechanical door interlocks fully compatible with control panel: one for the lift-car door and one for each of the two landing doors. The interlocks shall prevent lift operation unless the doors are closed and locked, and prevent a landing door from opening unless the lift car is at that floor.	3	Nos		
10	Supply and installation of steel protective guards for the lift guide rails to prevent debris or foreign objects from interfering with lift operation. The guards shall have an anti-corrosion finish and include the clips, fasteners and fixing brackets required to secure the guards only.	1	Lot		
11	Supply, fabrication, and installation of heavy-duty mild steel rail brackets for supporting guide rails complete with anti-corrosion treatment (red oxide + paint), anchor fasteners, bolts, and necessary hardware. Brackets shall be designed to withstand dynamic loads and ensure proper alignment and stability of guide rails as per manufacturer standards and site requirements. Installation to be carried out with accurate spacing, leveling, and secure fixing in shaft walls for smooth and safe lift operation.	1	Lot		

12	Supply and installation of complete counterweight system, including cast iron/steel weights, rigid frame, guide shoes, and all necessary fittings, properly balanced with lift car to ensure smooth, efficient, and safe operation, as per standard specifications.	1	Set		
13	Supply and installation of a multi-core flexible flat travelling cable with PVC-insulated copper conductors and a durable outer sheath, including suspension, clamps, terminations and accessories. The cable shall move with the lift car and provide power and signal connections between the car and the fixed lift wiring.	1	Lot		
14	Supply, installation, testing and commissioning of the fixed electrical wiring for the lift, including power and control cables routed through PVC conduits or trunking, terminations, ferruling, labelling, earthing and required accessories.	1	Lot		
15	Supply and installation of LOP, comprising SS hairline finish panel with illuminated call button(s), digital floor indicator, and direction arrows, fully compatible with control system. Complete with flush/back box, wiring, and accessories, low power consumption, tested and commissioned as per site requirements and standards.	2	Sets		
16	Supply, installation, testing and commissioning of complete sensor and limit system, including upper & lower limit switches, final limit protection, door safety photocell/infrared sensors, overload sensing unit and leveling sensors. The system shall ensure safe travel, accurate stopping, over-travel protection and door obstruction safety, fully compatible with controller and installed with proper wiring, alignment and calibration as per manufacturer standards.	1	Lot		
17	Supply, installation, testing and commissioning of the lift electrical overcurrent protection system, including appropriately rated circuit breakers, protective relays, current transformers, protection panel, control wiring and accessories. Equipment ratings shall be selected for the lift's electrical design and coordinated with the control panel.	1	Set		
18	Supply, installation, testing and commissioning of a complete internal intercom system for communication between the lift car and designated building locations. The system shall include one lift-car emergency communication unit, EPABX/intercom exchange, building intercom sets, power supply with battery backup, two-pair copper communication cables, PVC conduits, junction boxes and accessories.	1	Set		
19	Supply, installation, testing and commissioning of complete Automatic Rescue Device (ARD) suitable for the passenger lift consisting of maintenance-free batteries.	1	Set		
20	Supply, installation, testing and commissioning of heavy-duty lift buffers (hydraulic type), complete with high-strength steel construction, anti-corrosion coating, and required mounting accessories.	1	Set		

21	Testing & Commissioning, integration of the lift components, functional and safety testing, final adjustments, demonstration and handover.	1	Job		
				Grand Total	

The lift shall be supplied and installed as a complete solution.
The contractor shall provide warranty and after sales service of the lift for 3 years

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

BOQ For Auditorium					
Sr.	**Description**	**Unit Qu**	**Quantity**	**Rate**	**Total Cost**
1	Dismantling, demolishing, removing and clearing all existing structures, building components and materials, including but not limited to brick masonry, plain cement concrete (PCC), reinforced cement concrete (RCC), foundations, walls, partitions, floors, roofs, plaster, tiles, flooring, doors, windows along with frames, fixtures, fittings, wall panels, chairs, furniture, carpet, and other allied items etc. and all other civil, architectural and associated works, as required before, during and after execution of construction, renovation and rehabilitation works. The item shall include all types of dismantling, demolition, breaking, cutting, chipping, removal, loading, unloading, handling, shifting and clearance of materials, including removal of debris and rubbish; careful dismantling and recovery of reusable/salvageable materials; proper sorting, cleaning, stacking, preparation and maintenance of detailed inventories of salvaged materials; and handing over the same to the Department at designated locations against proper acknowledgment. The scope shall further include transportation, cartage and safe disposal of all surplus, unserviceable and demolished materials to approved disposal locations; continuous cleaning and removal of debris during execution of works; and thorough final cleaning and clearance of the entire site upon completion. All dismantling and demolition activities shall be carried out carefully without damaging adjoining or retained structures, services and installations, ensuring necessary safety precautions and protection of existing facilities. The quoted rate shall include all labour, tools, plants, equipment, machinery, scaffolding, transportation, loading/unloading, safety arrangements and all incidental expenses required for carrying out any and all dismantling, demolition, removal, disposal and cleaning works before, during and after construction activities, leaving the site completely clean, safe and ready for subsequent works, complete in all respects to the satisfaction and as per directions of the Engineer-in-Charge.	Nos	1		
2	Supply, fabrication, and installation of MDF partition, comprising Kail wood framing with approved anti-termite treatment, cladded on both sides with 12 mm thick MDF boards, including provision of thermocol sheet insulation within the cavity, complete in all respects as per drawings, specifications, and Engineer's instructions (stage side partition)	sft	1152		
3	Supply and installation of wall fabric padded cladding, comprising approved quality fabric finish over soft padding (foam) fixed on backing board (8mm MDF), including necessary framing, adhesives, fixing accessories, and edge finishing, complete in all respects as per approved design, drawings, and Engineer's instructions. 3inch foam and fabric rs 800 per meter	sft	1152		
4	Providing and applying Ash MDF cladding with a polished finish. Application includes direct wall pasting and projected sections designed to house rope light cavities as per 3D design.	sft	1332		
5	Providing and installing PVC fluted cladding with a wooden finish on the front face of the stage.	sft	275		
6	Supplying and fixing an Ash wood sheet box with a polished finish along the top edge of the stage.	sft	68.4		
7	Providing & Fixing False Ceiling of Gypsum board 12 mm thick, fixed with GI hanging approved suspension system & joint taping etc. complete in all respect as per approved design and specifications (Elephant /DFB/Loadia Gypsum Industries (PVT) Ltd. Or equivalent.	sft	4605		
8	Providing/applying Lacqar polishing to existing racling wood work of approved make and shade on wood work for kitchen/service counter and cabinet at any height and floor.	Nos	5		
9	Providing and fixing PVC panel sheets for side wall cladding. Work includes comprehensive surface preparation, supply of premium, moisture-resistant PVC panels of an approved design and texture, and secure installation using an appropriate concealed framework or structural adhesive. The item is inclusive of all necessary edge trims, corner profiles, jointing accessories, wastage, and labor to ensure a plumb, seamless, and properly aligned architectural finish as directed by the Engineer In-Charge.	sft	48		
10	Side Wall Ash MDF Paneling (Ref: image_505b46.png): Providing and installing Ash MDF paneling for side wall cladding. Work encompasses the fabrication and fixing of a concealed structural backing frame, precise integration of LED profile lighting within the cladding, and the application of a premium polish finish. The item is inclusive of all necessary surface preparation, mounting hardware, edge finishing, electrical routing for the profile lights, wastage, and labor to ensure a plumb and seamless architectural finish as directed by the Engineer In-Charge.	sft	2880		
11	Fabrication and installation of acoustic panels comprising an 8mm MDF backing layered with 3-inch acoustic foam and finished with fabric	sft	720		

12	Fabrication and installation of sound-proof & Ash Wood MDF Sheet Pannal enclosure comprising the following: Main Frame: Made of MS 1.5" x 3" (16 SWG) rectangular pipe panel size not more then 4 sft fixing with angle and rawal bolt Cross Frame: Made with MS 1.5" x 1.5" (18 SWG) square pipe in each panel in plus shape. Sub-Frame for wood panel: MS 1.5" x 1.5" (18 SWG) Sound Insulation alternator panel : 3/4" thick plywood/sheet (double) lined with foam cushion (1" thick Master Make or equivalent) covered with jute cloth size 4'x4' Wood panel alternator: Ash wood sheet paneling finished with lacquer polish over 3/4" thick plywood/sheet with ash wood side border size 2"x1/2" solid wood (also CNC grove as required) Includes complete welding, cutting, grinding, 2 coat of red oxide painting foam pasting, fixing, polishing, and all associated accessories and labor.	sft	3600		
13	Providing and laying premium quality carpet tiles, 500 mm × 500 mm (20″ × 20″), manufactured from solution-dyed nylon (polyamide) pile with heavy-duty PVC backing reinforced with fiberglass, having minimum pile weight 500–800 GSM and total thickness 6-8 mm, of approved color, texture, and design. The tiles shall be laid over properly prepared, clean, dry, and level floor surface using approved adhesive, including cutting, trimming, proper alignment, and tight jointing to achieve a uniform pattern. The work shall include surface preparation, wastage, all necessary accessories, labour, and complete installation as per approved specifications and as directed by the Engineer-in-Charge.	sft	5360		
14	Painting with (ICI) Dulux plastic emulsion paint VIP of approved shade three coats over and including the cost of one priming coat complete over plastered / ceiling surface (completely scrapping the previous paint) at any height in any floor .	sft	5757		
15	HoverCam Pilot 3 Plus Digital Podium https://meeram.com.pk/product/hovercam-pilot-3-plus-digital-podium/ Smart Touch Display 4K Document Camera Adjustable Height and Tilt Wireless 4K HDMI Casting	Nos	1		
16	Raising floor platform at backend where there was IT room maintain floor level with the hall . Floor level for auditorium seat and for PR team camera man platform in masonry structure and plaster of damage area	Nos	1		
17	Providing and Wiring 12 A power socket at every step at podium on stage, camera station and media room	Nos	61		
18	Wiring of circuit from DB to switch board with 4x4 sq.mm, or pvc insulated 300/500 volts grade 1-core cable copper conductor, including heavy duty conduit of minimum 25mm or bigger as required, on surface/recessed in walls, columns, ceiling or floor including all accessories and 2.5 mm 1-core cable yellow/green as ECC all along the length of the circuit, complete in all respect and as required by the Engineer Incharge, and in following heavy duty : for AC Unit 4 ton	Nos	8		
19	Providing and laying concealed or surface wiring for dedicated microphone audio points. Work includes the routing of premium shielded audio cables through appropriate PVC conduits, termination with high-quality wall-mounted audio faceplates/jacks, and complete integration with the main AV rack, ensuring isolation from electromagnetic interference.	sft	36		
20	Supply and installation of 40-watt electrical ceiling light fixtures featuring a 4000K (neutral white) color temperature. The fixtures must be Philips or an approved equivalent brand. Work includes LED drivers, necessary mounting hardware, and secure electrical connections to the designated lighting circuit.	Nos	51		
21	Providing and installing a 5-gang, 1-way electrical switch plate rated for 10A at 250V. The item includes the installation of the concealed backbox, premium quality faceplate, complete internal wiring terminations, and secure wall mounting for multi-circuit lighting control.	Nos	10		
22	Supply, installation, and configuration of a DMX controller system for advanced stage lighting management, inclusive of 240 DMX connectors. Work involves control board setup, routing of DMX data cabling, precision connector termination, and end-to-end system testing for programmable light sequencing	Nos	1		
23	Providing, mounting, and focusing a 280W beam stage light fixture. The item includes secure overhead rigging/mounting hardware, necessary power and DMX data cabling connections, and full integration with the DMX control console for dynamic stage illumination.	Nos	4		
24	Supply and instlation of Silicone Flexible Profile Light 10mm to 18mm complete in all respect including all connection and accessories as directed by engineer incharge..profile light on floor path	Rft	670		
25	roviding and laying concealed audio-visual and electrical wiring routed directly from the IT/Media room to the podium and main display screen. Work includes the pulling of high-speed, shielded HDMI cables for data transmission and dedicated power circuitry through appropriate PVC conduits. The item encompasses the installation of terminating power sockets, HDMI faceplates, all necessary connectors, and complete end-to-end signal testing to ensure secure, interference-free connectivity for all presentation equipment.	Nos	1		
26	Supply and instlation of 8 mm Rope Light complete in all respect including all connection and accessories as directed by engineer incharge.	Coil	4		
27	Providing and Installation wall art metal with dull gold polish as per 3D Drawings provided in the Annexure or approved by the Engineer In charge	Nos	4		
28	Providing & installing False Ceiling Fan (Box Fan) with remote, 24" (2'x2') size including connections, complete in all respect as approved by the Engineer Incharge (Voldam / Pak / Royal)	Nos	20		
				Approximate Total cost	

Purchasable items for Auditorium					
Sr. No.	**Description**	**Unit**	**Quantity**	**Rate**	**Amount**
1	Providing and fixing premium-quality upholstered auditorium seats of approved make, design, colour and dimensions, comprising heavy-duty powder-coated MS supporting framework, ergonomically designed cushioned seat and backrest with high-density moulded polyurethane foam (minimum 45 kg/m³ for seat and 35 kg/m³ for backrest), upholstered with premium-quality, fire-retardant, stain-resistant and durable fabric of approved colour and texture. Each seat shall be equipped with a smooth, noiseless, automatic tip-up/folding mechanism, comfortable armrests, reinforced seat and back supports, and all necessary accessories. Including proper row alignment, secure floor anchoring with heavy-duty fixing bolts, maintaining approved seating spacing and passage clearances. The rate shall include all materials, labour, fabrication, transportation, installation, fixing hardware, testing, adjustment, finishing and cleaning, ensuring structural stability, seating comfort, durability, fire safety and smooth operation, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	Nos	270		
2	Providing and fixing premium-quality upholstered sofa seats of approved design, size, colour and configuration, comprising heavy-duty seasoned hardwood/engineered wood or MS internal framework, ergonomically designed seat and backrest with high-density polyurethane foam (minimum 40 kg/m³ for seating), upholstered with premium-quality, fire-retardant, stain-resistant and durable fabric or synthetic leather of approved texture and colour. Including comfortable padded armrests, reinforced supports, durable legs/base, high-quality stitching, concealed fixing hardware and all necessary accessories. The rate shall include all materials, labour, fabrication, transportation, installation, placement, finishing and cleaning, ensuring structural stability, seating comfort, durability and an aesthetically pleasing appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	Nos	28		
3	Providing and fixing premium-quality wooden tables between front-row sofa seats, of approved size, design and dimensions, comprising high-quality seasoned hardwood/18 mm thick premium-grade MDF or plywood structure, finished with approved natural wood veneer and high-quality PU polish for a smooth, durable and elegant appearance. Including minimum 8 mm thick clear toughened glass top with polished edges, securely fixed with suitable supports and accessories. Each table shall incorporate recessed electrical socket outlets (220–240V AC, universal/3-pin type) with USB-A/USB-C charging ports, complete with concealed copper wiring, PVC conduits, proper earthing, suitable electrical protection, socket boxes, connectors and all necessary accessories. The rate shall include all materials, labour, fabrication, transportation, installation, electrical connections, testing, finishing and cleaning, ensuring structural stability, electrical safety, durability and a premium aesthetic finish, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	Nos	10		
4	Providing, installing, testing and commissioning of 4K UHD Professional Display, featuring 3840 × 2160 Ultra HD resolution, minimum 500 nits brightness, 178° viewing angle, minimum 4000:1 contrast ratio, anti-glare display panel and 24/7 continuous operation capability. Including HDMI 2.0, DisplayPort, USB, LAN connectivity, integrated media player, heavy-duty adjustable mounting brackets, MS supporting framework, power and signal cabling, fixing hardware and all necessary accessories. The rate shall include transportation, installation, configuration, electrical connections, testing, commissioning, calibration and operational demonstration, ensuring superior picture quality, reliable performance and durability, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	Nos	6		
5	Designing, supplying, installing, testing and commissioning of premium-quality professional digital wireless sound system for auditorium, comprising high-performance speakers, suitable power amplifiers, digital audio mixer, Digital Signal Processor (DSP), wireless microphones with receivers, subwoofers (where required) and all necessary accessories. Including high-quality audio and speaker cables, concealed wiring, conduits, connectors, mounting brackets, equipment racks, electrical connections, earthing and all allied works. The system shall comprise latest-generation equipment and technology, ensuring uniform sound distribution, clear audio reproduction, high speech intelligibility, minimum distortion and interference-free operation. The rate shall include complete system design, supply, installation, programming, acoustic calibration, testing, commissioning, operational training and minimum one-year comprehensive warranty, complete in all respects as per approved design, specifications and directions of the Engineer-in-Charge.	Job	1		
6	Providing, supplying and installing high-quality seamless refrigeration-grade copper piping of 1/4" (liquid line) and 5/8" (gas line) for 2-Ton Split Air Conditioner, complete with minimum 13 mm thick closed-cell elastomeric rubber insulation on both pipes, approved adhesive, UV-resistant waterproof wrapping tape, 4-core × 2.5 mm² copper interconnecting cable, suitably sized uPVC condensate drain pipe with proper slope, and all necessary fittings, connectors, supports, clamps, conduits and accessories. Including cutting, bending, brazing/flaring, fixing, routing, pressure testing with dry nitrogen, leak testing, vacuuming, making good affected surfaces and all allied works, ensuring proper insulation, drainage and leak-free operation, complete in all respects as per manufacturer's specifications and directions of the Engineer-in-Charge.	RFT	20		
7	Providing, supplying, installing, testing and commissioning of 2-Ton (24,000 BTU/hr) wall-mounted DC Inverter Split Air Conditioner, latest model, with heating and cooling functions, high energy efficiency and low-noise operation, complete with indoor and outdoor units. Including refrigeration-grade seamless copper piping (1/4" and 5/8" diameter or as per manufacturer's specifications) with minimum 13 mm thick closed-cell elastomeric rubber insulation, approved adhesive and weatherproof wrapping, 4-core × 2.5 mm² copper interconnecting cable, uPVC condensate drain pipe, mounting brackets, vibration isolators, electrical connections, circuit protection, refrigerant and all necessary accessories. Including drilling, fixing, piping, pressure testing, vacuuming, leak testing, installation, commissioning and all allied works, ensuring safe and efficient operation, complete in all respects as per manufacturer's specifications and directions of the Engineer-in-Charge.	Nos	1		

8	Providing, supplying, installing, testing and commissioning of premium-quality 4K Ultra HD PTZ (Pan-Tilt-Zoom) Camera, featuring 3840 × 2160 resolution at 60 fps, minimum 1/1.8" CMOS sensor, 20× optical zoom, AI-based auto-tracking, autofocus, Wide Dynamic Range (WDR), 3D noise reduction, smooth pan/tilt movement, programmable presets and remote control. Including HDMI 2.0, IP streaming, USB connectivity, PoE+ or suitable power supply, control interfaces, mounting brackets, concealed wiring, network/communication cables, conduits, connectors and all necessary accessories. The rate shall include complete installation, configuration, integration with the existing audio-visual/video conferencing system, testing, calibration, commissioning and operational demonstration, ensuring high-resolution video, reliable performance and smooth operation, complete in all respects as per approved specifications, drawings and directions of the Engineer-in-Charge.	Nos	12		
9	Providing, supplying and installing premium-quality decorative paintings, framed artwork, artistic artifacts, ornamental pots, decorative vases and other interior decorative accessories of approved design, size, colour, material and finish, suitable for auditorium and interior enhancement. Including high-quality frames, wall-mounted and freestanding decorative pieces, artificial/natural ornamental plants where required, along with necessary mounting brackets, supports, anchors, fixing hardware and all allied accessories. The rate shall include selection, transportation, placement, secure installation, proper alignment, finishing and cleaning, ensuring a coordinated, elegant, durable and aesthetically pleasing appearance, complete in all respects as per approved samples, design, specifications and directions of the Engineer-in-Charge.	L.sum	-		
				Approximate Total cost	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

DESIGN, SUPPLY, INSTALLATION, TESTING, AND COMMISSIONING OF VRF AIR CONDITIONING SYSTEM

SECTION - 01

TECHNICAL SCOPE OF WORK

The scope of work shall comprise the design, supply, installation, testing, commissioning, and handing over of an inverter technology-based Variable Refrigerant Flow (VRF) air conditioning system (Heat and Cool), complete in all respects, in accordance with all conditions of the tender.

The project shall be executed on a complete turnkey basis. The Contractor's quoted price shall be deemed to include all equipment, materials, components, accessories, labour, supervision, tools, services, and any other items required for the complete, safe, and proper functioning of the system, whether or not specified in the tender documents but necessary to successfully complete the work.

The Contractor shall be fully responsible for detailed design and engineering of the complete system. This shall include, but not be limited to, the calculation, sizing, selection, and coordination of:

- Outdoor units and indoor units
- Refrigerant piping sizes and routing
- Branch connections and fittings
- Power and control cabling
- Condensate drainage system
- Insulation and protection requirements
- All associated accessories and components

All selections and design calculations shall be carried out using manufacturer-approved selection software and in accordance with manufacturer's recommendations.

The quantities, and equipment details provided in the tender documents are for reference and guidance purposes only. The Contractor shall independently verify all design parameters including load calculation, system design etc and shall be fully responsible for the adequacy, completeness, and performance of the system. Approval of drawings or selections by the Engineer/Client shall not relieve the Contractor of this responsibility.

Prior to submission of the bid, the Contractor shall visit the site (AIOU, H-8, Islamabad) and thoroughly familiarize themselves with all site conditions, including access, installation constraints, routing requirements, and all other factors affecting the execution of the works.

No claim whatsoever shall be entertained on account of:

- Lack of site knowledge
- Incorrect estimation of quantities
- Misinterpretation of drawings or specifications
- Any omission or oversight by the Contractor at any stage of the project

The Bidder shall carefully review all tender documents, specifications, and site conditions, and shall identify and include in their bid all items, materials, and works required for the complete and proper functioning of the system.

No additional claims, variations, or extra costs shall be entertained after award of the contract on the basis of omission, oversight, or misunderstanding of the scope. Any item required for successful completion, operation, and performance of the system shall be deemed to be included in the Contractor's quoted price.

1. General

1.1. The Contractor shall be responsible for the complete design verification, supply, installation, testing, commissioning, and handing over of a Variable Refrigerant Flow (VRF) Air Conditioning System for the specified building, on a turnkey basis.

1.2. The scope of work shall include all equipment, materials, accessories, labour, transportation, supervision, tools, and services required for a fully functional and operational HVAC system, whether or not specifically mentioned in the Contract Documents but necessary for the satisfactory performance of the system.

1.3. The technical specifications attached to the bidding document are for reference purposes, which must be carefully studied by the contractor and must confirm the soundness, precision, and compatibility of the specifications of various items to the procuring agency in their technical proposal. It shall remain the sole responsibility of the contractor to identify any technical changes in the reference specifications at the time of bidding, and to ensure the proposed solution delivers complete and satisfactory VRF system performance, and to ensure that it meets all functional requirements and performance standards set forth in the bid documents.

1.4. The contractor shall provide a technical proposal with their bid. If the bidder proposes any changes, additions, enhancements, or deviations from the reference technical specifications or BoQ these must be clearly stated in the technical proposal. The bidder shall ensure that any associated cost impact is reflected directly in the quoted BoQ rate of the corresponding/additional item.

1.5. All works must be in accordance to the international standards and as per manufacturer recommendations.

1.6. The contractor shall include in the quoted price all enabling, incidental and associated works necessary for the complete installation, testing, commissioning and satisfactory operation of the DX AHU-based VRF system, whether or not expressly stated in the BOQ or specifications as a complete turnkey solution. This shall include removal or modification of existing obstructions and subsequent reinstatement and

making good of affected areas to the Employer's satisfaction. The contractor shall inspect the site before submitting the bid and account for all reasonably foreseeable site requirements.

1.7. The scope shall include dismantling and removal of the existing AHU being replaced and its redundant associated components, transfer to a location designated by the Employer within the premises and making good of all affected areas. Dismantling shall include proper isolation and permanent capping or blanking of all disconnected pipework, ensuring leak-tight closure and continued operation of the existing HVAC system. All such works shall be included in the quoted price of the turnkey solution.

1.8. The contractor shall be responsible for site verification and complete detailed design of the DX AHU-based VRF system, including load calculations, ventilation requirements, equipment selection, air distribution, duct sizing, piping, electrical works and controls.

2. Design Verification and Engineering

2.1. The Contractor shall calculate the thermal load requirements of the building based on architectural drawings, occupancy, orientation, and usage conditions. The Contractor shall be fully responsible for confirming the adequacy of the system design, including selection of outdoor and indoor units, system capacity, diversity factor, and zoning.

2.2. The Contractor shall prepare and submit detailed shop drawings, including but not limited to refrigerant piping layouts, condensate drainage layouts, electrical and control schematics, equipment placement drawings, and installation details. All drawings shall be submitted for approval prior to execution of works.

2.3. Approval of drawings by the Client/Engineer shall not relieve the Contractor of responsibility for the correctness, completeness, and performance of the system.

3. Scope of Supply

3.1. The Contractor shall supply a complete VRF air conditioning system, including all necessary components and accessories required for proper operation.

3.2. The scope shall include VRF outdoor units (inverter-driven, heat & cool modes), indoor units (cassette type), wireless individual controllers, central control system, communication modules, branch selectors, Y-joints, and all associated accessories.

3.3. All equipment shall be latest, energy efficient, new, unused and conforming to the specified technical requirements.

4. Refrigerant Piping System

4.1. The Contractor shall design, supply, install, test, and commission the complete refrigerant piping system, including copper piping, fittings, Y-joints, headers, and accessories as required for a complete VRF system.

4.2. All piping shall be properly sized in accordance with manufacturer guidelines. Piping shall be installed with appropriate supports, clamps, and routing to ensure proper operation and maintainability. Pipe routing shall be planned to ensure that piping is concealed within the false ceiling, thereby maintaining the aesthetics of the building. Any exposed piping shall be minimized and shall be neatly organized and covered with appropriate trays to ensure a clean and professional appearance.

4.3. All refrigerant piping shall be insulated using approved insulation material of specified thickness. The system shall be pressure tested, evacuated to the required vacuum level, and charged with refrigerant as per manufacturer recommendations.

5. Condensate Drainage System

5.1. The Contractor shall provide a complete condensate drainage system for all indoor units. This shall include drain piping, fittings, supports, insulation (where required), condensate pumps and proper routing and connection to the designated collection point.

5.2. All condensate generated from indoor units shall be collected and conveyed to a centralized condensate collection pit/tank located at the position as directed by the Client. No direct discharge of condensate to open drains, floors, or external areas shall be permitted unless specifically approved.

5.3. Drain piping shall be installed with adequate slope to ensure proper gravity flow along with condensate pumps and shall be routed in a manner to avoid stagnation, backflow, or leakage.

5.4. The entire condensate drainage system shall be tested for leakage, proper flow, and discharge into the designated collection pit/tank.

6. Electrical Works

6.1. The Contractor shall carry out the necessary electrical works required for the proper operation of the VRF system. This shall include power cabling from designated power supply points to outdoor units, interconnection wiring between indoor and outdoor units, control wiring, communication cabling, earthing, and protection.

6.2. All electrical works shall comply with relevant standards and shall be executed in coordination with other services.

7. Installation Works

7.1. The Contractor shall install all indoor and outdoor units in accordance with manufacturer instructions. This shall include mounting, alignment, fixing, and provision of all necessary supports, brackets, hangers, and base frames.

7.2. The Contractor shall carry out all minor civil works required for installation, such as core cutting, drilling, grouting, sealing, and making good of surfaces etc without any additional cost.

7.3. Outdoor units shall be installed with proper weather protection, vibration isolation, and accessibility for maintenance.

8. Controls and System Integration

8.1. The Contractor shall supply, install, and commission the complete control system for the VRF installation. This shall include individual room controllers, central controller, and communication networks between all system components.

8.2. The system shall be configured, tested, and commissioned to ensure proper operation and communication between all units.

8.3. Provision shall be made for future integration with a Building Management System (BMS), where applicable.

9. Testing and Commissioning

9.1. The Contractor shall carry out complete testing and commissioning of the VRF system. This shall include pressure testing of piping, vacuuming, refrigerant charging, electrical testing, functional testing, and performance testing.

9.2. The Contractor shall ensure that the system operates in accordance with the specified performance requirements under design conditions.

9.3. All test reports and commissioning reports shall be submitted to the Client for approval.

10. Documentation and Training

10.1. The Contractor shall provide complete documentation, including approved shop drawings, as-built drawings, operation and maintenance manuals, and equipment data sheets.

10.2. The Contractor shall provide a list of all spare parts that may be required for repair and maintenance of the VRF system.

10.2. The Contractor shall also provide training to the Client’s personnel for operation and maintenance of the system.

11. Warranty and Defects Liability

The Contractor shall provide a comprehensive warranty for the VRF system for a minimum period as specified in the Contract. During this period, the Contractor shall rectify any defects or failures at no additional cost to the Client.

12. Addition/Reduction of Quantities

12.1. The procuring agency reserves the right to adjust the quantities of work specified in the bidding document. Any addition or reduction in the quantities shall be executed accordingly, with the rates applied as per the original contract or as mutually agreed upon. No claim for additional compensation will be entertained due to variations in quantities unless approved by the procuring agency.

12.2. For any work not specified in the bidding document, execution shall follow site requirements with prior approval from the procuring agency.

13. Site Safety and Risk Mitigation

13.1. The contractor shall be solely responsible for maintaining safe working conditions at the project site during the entire course of execution. Any damage to university property (building, infrastructure, fixtures, utilities, or any other facility) or injury to any person, whosoever, occurring within the project area due to activities related to the contractor's scope of work shall be presumed to be the responsibility of the contractor. The contractor shall bear all costs related to the repair, compensation, or restitution arising from such incidents.

13.2. All work shall be carried out with due diligence, proper planning, and in compliance with applicable safety codes and best engineering practices. The contractor shall coordinate with the university to avoid any conflict or interference with other operations.

14. Aesthetics, Protection, and Restoration of Finishes

14.1. The Contractor shall carry out all works in a manner that preserves the aesthetics and finishes of the building.

14.2. All installations, including piping, wiring, equipment mounting, and associated works, shall be executed in a neat, aligned, and workmanlike manner, with proper coordination with architectural and structural elements. The Contractor shall ensure that:

- No exposed or loosely installed services shall be permitted in finished areas unless specifically approved
- All conduits, piping, and cables are properly concealed, aligned, and routed in an organized manner
- All visible installations are aesthetically acceptable and approved by the Engineer/Client

14.3. During execution of works, the Contractor shall take all necessary precautions to protect existing finishes, including but not limited to:

- Walls, ceilings, floors, and architectural elements
- Paint, plaster, tiles, false ceiling, and fixtures

14.4. Any damage caused to the building finishes during execution of works shall be repaired, restored, or replaced by the Contractor to match the original condition, to the satisfaction of the Engineer/Client without any additional cost.

14.5. In the event that any installation is found to be aesthetically unacceptable, improperly aligned, exposed, or otherwise unsatisfactory, the Contractor shall, upon instruction of the Engineer/Client, dismantle and reinstall or carry out necessary corrective measures to achieve acceptable aesthetics, at no additional cost to the Client.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

SECTION - 02

EQUIPMENT

02-01. VRF SYSTEMS

Specification for VRF Condensing Units:

1. General

The system shall be a Variable Refrigerant Flow (VRF) air conditioning system (heat and cool) using R410A refrigerant or equivalent, comprising air-cooled outdoor units capable of operating in cooling and heating modes.

The outdoor units shall be factory-assembled, fully integrated, and suitable for installation at locations as directed by the Engineer/Client.

2. Design and Performance Requirements

The outdoor units shall be designed for high ambient operation and shall be capable of continuous operation without loss of stability or reliability.

The system shall be capable of precise capacity modulation to match varying load conditions using inverter-driven technology.

The combined Energy Efficiency Ratio (EER) in cooling mode shall be minimum 4.0 (for both VRF systems in Council Hall and Auditorium, separately) or higher at standard conditions, or as per internationally recognized certification standards. The combined EER shall be calculated using capacity weighting as:

$$\mathrm{EER}_{comb} = \frac{Q_1 + Q_2 + \cdots + Q_n}{\frac{Q_1}{\mathrm{EER}_1} + \frac{Q_2}{\mathrm{EER}_2} + \cdots + \frac{Q_n}{\mathrm{EER}_n}}$$

where:

- $Q_1, Q_2, \ldots, Q_n$= rated cooling capacity of each outdoor unit (in kW);
- $\mathrm{EER}_1, \mathrm{EER}_2, \ldots, \mathrm{EER}_n$= rated EER of each corresponding outdoor unit;
- n= total number of outdoor units.

3. Compressors

Outdoor units shall be equipped with hermetically sealed inverter-driven scroll compressors, designed for high efficiency and continuous operation.

The compressor system shall include:

- Efficient oil management and return mechanism
- Protection against high pressure, high temperature, and overcurrent
- Smooth capacity modulation through inverter control

Multiple compressors shall be provided to ensure load sharing, redundancy, and stable operation.

Compressors shall preferably be manufactured by the VRF system manufacturer or shall be fully compatible and integrated within the system.

Compressors shall be mounted on vibration isolators and designed to minimize noise and vibration.

4. Heat Exchanger and Corrosion Protection

The outdoor unit shall be equipped with high-efficiency condenser heat exchangers constructed of copper tubes and aluminum fins or equivalent.

The heat exchanger and external components shall be provided with anti-corrosion protection, suitable for outdoor environments, including coated fins, panels, and structural components.

5. Outdoor Unit Fans

Outdoor units shall be equipped with inverter-driven motors.

The fan system shall:

- Provide adequate airflow for heat rejection under design conditions
- Operate efficiently under varying loads
- Maintain low noise and vibration levels

Fan motors shall include protection against:

- Overheating
- Overcurrent or driver overload

The airflow system shall be designed to accommodate installation conditions such as louvers or enclosures, as per manufacturer standards.

6. Control System and Protection

The outdoor unit shall be equipped with a microprocessor-based control system capable of coordinating operation of compressors, fans, and indoor units.

The system shall include:

- Self-diagnostic functions
- Automatic restart after power failure
- Protection against high/low pressure, overload, and temperature faults
- Time delay and sequencing controls

All electronic components, including PCB boards, shall be designed for reliable operation under high ambient conditions, with adequate cooling and protection.

7. System Configuration

The VRF system shall allow connection of multiple indoor units to one or more outdoor units through a common refrigerant piping network.

All connections shall be made using manufacturer-approved branch joints and installed in accordance with manufacturer guidelines.

The system shall operate as a fully integrated solution, capable of maintaining the specified indoor conditions without dependence on external third-party systems for basic operation, while remaining compatible with the central controller.

8. Installation and Location

Outdoor units shall be installed at designated locations as directed by the Engineer/Client.

The Contractor shall verify:

- Adequate clearances
- Proper airflow and ventilation
- Accessibility for maintenance

The Contractor shall ensure that installation does not result in air recirculation, restricted airflow, or reduced performance. The Contractor shall remain fully responsible for system performance.

9. Construction and Accessibility

The outdoor unit shall be of robust construction, fully factory assembled with all internal components pre-installed.

Access panels shall be designed to allow easy maintenance and servicing of compressors, fans, and control components.

All units and removable panels shall be clearly labeled for identification.

10. Safety and Additional Features

The system shall include all necessary safety devices and accessories for safe and reliable operation, including:

- High and low-pressure protection
- Overcurrent protection
- Fan failure protection
- Oil management system
- Expansion devices and sensors

The system shall be complete with all components required for proper operation, even if not specified in this document.

All selections shall be based on manufacturer-approved software and submitted for approval.

11. Compliance

All equipment shall comply with:

- Manufacturer’s standards
- International codes and standards
- Project specifications

12. Standards

a. Units shall be tested and certified in accordance with internationally recognized standards such as UL 1995, IEC, Eurovent or equivalent, and shall comply with all applicable safety and performance requirements.

b. Outdoor units shall be provided with anti-corrosion protection suitable for operation in environments exposed to salt contamination, humidity, and pollutants. Valid test certificates shall be submitted for approval.

2-02. Specification for VRF Indoor Units:

a) Four-way ceiling Cassette

All indoor units shall be factory manufactured, assembled, and tested as per manufacturer standards.

The indoor unit casing shall be constructed from corrosion-resistant metal with suitable internal insulation to prevent condensation and reduce noise.

The unit shall be suitable for ceiling-mounted installation and shall be provided with a factory-finished decorative panel. The panel shall include return air intake and supply air outlets, and shall be of low-profile design suitable for false ceiling applications. Airflow louvers shall be motorized with swing operation and adjustable to ensure uniform air distribution.

The unit may have provision for connection of treated fresh air through a designated opening or duct connection, where required.

The fan shall be of centrifugal type, directly driven, and designed for low noise and smooth operation.

The heat exchanger shall be constructed using copper tubes and aluminum fins, suitable for efficient heat transfer and compatible with VRF system requirements.

Each unit shall be provided with an electronic expansion valve (EEV) or equivalent device for control of refrigerant flow, integrated with the unit control system to maintain desired indoor conditions.

A built-in condensate drain pump shall be provided, capable of lifting condensate to a suitable height as per manufacturer standard.

Condensate drainage piping shall be properly sized, insulated, and connected to the building drainage system.

The unit shall be provided with washable and replaceable air filters suitable for maintaining indoor air quality.

b) Wireless Remote Controller (Individual)

Each indoor unit shall be provided with a wireless remote controller as the primary control interface. The controller shall be compact, lightweight, and constructed from durable plastic material suitable for indoor use.

The wireless remote controller shall be equipped with an LCD display or equivalent interface and shall provide user-friendly operation with clear indication of system settings and status.

The controller shall operate via infrared or equivalent wireless communication with the indoor unit. The indoor unit shall be provided with a compatible receiver, either built-in or as a standard accessory.

Each wireless remote controller shall, as a minimum, provide the following functions:

- ON/OFF control
- Temperature set point adjustment
- Mode selection (Cooling / Heating / Fan / Auto)
- Fan speed control (minimum three speeds or as per manufacturer standard)
- Room temperature display (where applicable)
- Operation status indication
- Swing control (where applicable)

The controller shall be capable of maintaining desired room conditions in coordination with the indoor unit control system to ensure efficient operation.

Provision of wired controller or centralized control system shall be made where required for group control, monitoring, or advanced functions, as per project requirements.

All control components shall be fully compatible with the VRF system and shall communicate reliably with indoor and outdoor units through the manufacturer’s standard communication network.

c) Central Controller

A central controller shall be provided as an integral part of the VRF system. The central controller shall be capable of centralized monitoring and control of all connected indoor and outdoor units from a single location.

The central controller shall serve as the primary supervisory control interface for the system and shall allow authorized personnel to manage operation of individual indoor units, groups of indoor units, and the complete system.

The central controller shall, as a minimum, provide the following functions:

- Centralized ON/OFF control of all indoor units
- Individual and group control of indoor units
- Monitoring of operating status of each indoor unit
- Display of fault alarms and system error codes
- Weekly and daily scheduling of operation
- Restriction, locking, or overriding of local controller functions
- Assignment of unit groups and zones
- Identification and naming of indoor units/rooms
- Password-protected access for authorized users
- Automatic restart and recovery after power interruption, where supported by the manufacturer

The central controller shall be capable of restricting operation of selected rooms or zones in accordance with management requirements. It shall be possible to allow or deny operation of specific indoor units from the central controller.

The central controller shall be compatible with all indoor and outdoor units offered under the project and shall communicate through the manufacturer's standard communication network.

The central controller shall be installed at a location designated by the Client and shall be complete with all required hardware, software, communication modules, cabling, accessories, and configuration necessary for full operation.

Local wired controllers for indoor units shall remain functional for basic user operation; however, the central controller shall have overriding authority over local controllers.

2-03 **Refrigerant Piping Work**

The Contractor shall design, supply, install, test, and commission the complete refrigerant piping system for the VRF air conditioning system, including all copper piping, fittings, accessories, insulation, supports, proper routing and protective arrangements required for a complete and functional system.

All piping works shall be carried out in accordance with manufacturer's recommendations, relevant international standards, and good refrigeration practice.

a) Copper Piping

All refrigerant piping shall be seamless copper tubes of ACR (Air Conditioning and Refrigeration) grade, conforming to ASTM B280 or approved equivalent.

Copper fittings shall be compatible with the piping system and suitable for refrigeration applications.

Bends shall be formed using long-radius pre-formed fittings or proper bending tools, ensuring no deformation or restriction of pipe cross-section.

b) Minimum Pipe Thickness

The minimum pipe wall thickness shall comply with the following table or manufacturer's recommendations, whichever is more stringent:

Minimum Pipe Thickness												
Outer Diameter (mm)	6.35	9.52	12.7	15.88	19.05	22.2	25.4	28.58	31.8	34.9	38.1	41.3
Minimum thickness (mm)	0.8	0.8	0.8	0.99	0.99	0.99	0.99	0.99	1.1	1.21	1.35	1.43

c) Refrigerant Pipe Insulation

All refrigerant piping shall be insulated using closed-cell elastomeric foam insulation (Class 0 or equivalent fire resistant) suitable for HVAC applications.

Minimum insulation thickness shall be as per the table below or manufacturer's recommendations, whichever is more stringent.

All insulation joints shall be properly sealed with adhesive/tape to ensure a continuous vapor barrier. Insulation exposed to sunlight shall be protected with UV-resistant coating, aluminum cladding, or equivalent protective covering.

Minimum closed cell foam Insulation for refrigerant Pipes as below Table or as per manufacturer recommendations.

Pipe Size (mm)	**Within AC Space**	**Non-AC Space**	**Exposed to Atmosphere**
6.35–19.05	13 mm	19 mm	19 mm
22.2–31.75	19 mm	25–32 mm	32 mm
≥38.1	19–25 mm	25–32 mm	32 mm

All insulation shall be properly installed to ensure a continuous vapor barrier.

- All joints shall be sealed using approved adhesive

- No gaps shall be permitted
- Fittings, joints, headers, and valves shall be insulated using pre-formed insulation

Piping exposed to atmospheric conditions shall be additionally protected using UV-resistant aluminum cladding, aluminum tape, or equivalent approved protective covering.

d) Routing and Protection

Refrigerant piping installed externally shall be properly protected and routed in heavy-duty GI trays or supports with provision for inspection and maintenance.

Piping installed on roofs shall be supported at a minimum height of 75 mm (3 inches) or as recommended by the Client above finished surface level.

e) Pipe Supports

All refrigerant piping shall be adequately supported throughout its length in accordance with good engineering practice.

- Supports shall not be located directly on joints or fittings
- Horizontal supports shall be placed over insulation to allow thermal expansion and contraction

Maximum support spacing shall be or as instructed by the Client:

- **Horizontal piping**: 1500 mm
- **Vertical piping**: 2500 mm

f) Installation and Layout

The complete piping layout, sizing, routing, and joint placement shall be designed and executed strictly in accordance with the VRF system manufacturer’s guidelines.

All shop drawings shall be submitted and approved prior to execution of works.

All refrigerant piping shall be:

- Pressure tested
- Leak tested
- Evacuated to required vacuum level

All procedures shall comply with manufacturer’s recommendations.

g) Refrigerant Charging and Records

All installed piping lengths shall be accurately measured and recorded during commissioning.

The Contractor shall calculate and charge the additional refrigerant quantity required based on actual piping length.

The following shall be recorded and submitted:

- Total piping length
- Additional refrigerant quantity
- Final system charge

h) Installation of Refrigerant Piping

All welding and brazing of refrigerant piping shall be carried out using oxygen-free nitrogen (OFN) purging to prevent oxidation within the pipes.

A continuous flow of nitrogen shall be maintained through the piping during all brazing operations. The Contractor shall ensure that no oxidation scale is formed on the internal surfaces of the piping.

i) Pipe Cleanliness and Handling

All refrigerant piping shall be kept clean, dry, and free from moisture, dust, and contaminants at all times.

- Pipes shall be stored in dry conditions with factory-sealed end caps intact
- Any pipe found without end caps or exposed to contamination shall be rejected
- After cutting pipes, all open ends shall be immediately sealed
- During installation, any open ends shall be securely sealed whenever work is interrupted

j) Branch Connections

Branching of refrigerant piping shall be carried out using manufacturer-approved Y-joints, T-joints, or header distributors specifically designed for VRF systems. No alternative fittings or improvised connections shall be permitted. The selection, positioning, and installation of all branch joints shall be strictly in accordance with the manufacturer's guidelines and installation standards.

k) Compliance with Manufacturer's Requirements

All equipment and installation works shall be carried out strictly in accordance with the manufacturer's technical specifications, installation manuals, and design standards.

Refrigerant piping sizes, branch fittings, routing, and communication wiring shall be selected and installed as per the manufacturer's recommendations.

The Contractor shall be responsible for final sizing based on detailed design and manufacturer's selection.

l) System Design and Selection

The Contractor shall carry out a complete system selection using manufacturer-approved software, taking into account:

- Actual piping lengths
- Number and type of fittings
- Vertical height differences
- Indoor unit distribution
- System diversity and load conditions

The Contractor shall submit detailed selection reports, including system schematics and capacity calculations, for approval prior to procurement and installation.

m) Approval Requirement

Prior to finalization of equipment and commencement of installation, the Contractor shall submit all design calculations, piping layouts, and equipment selections for review and approval by the Engineer/Client.

Approval shall not relieve the Contractor of responsibility for the correctness and performance of the system.

2-04 Electrical Wiring and Controls Cabling

All electrical works shall be carried out strictly in accordance with the VRF system manufacturer's recommendations, relevant standards, and approved shop drawings. Power supply to all outdoor and indoor units shall be provided as per system requirements and manufacturer's recommendations.

All cables, accessories, and installation practices shall be suitable for the intended application and environment.

a) Control and Communication Wiring

All communication between indoor and outdoor units shall be carried out through low-voltage communication cables as per manufacturer's protocol.

Control/communication cables shall:

- Be shielded type cables
- Be 2-core or 3-core, as required
- Have conductor size 1.5 mm², or as recommended by the manufacturer

All communication wiring shall be fully compatible with the VRF system and shall ensure reliable data transmission.

b) Cable Installation Requirements

- All control and communication cables shall be installed in PVC conduits or approved cable containment systems

- Cables shall be properly supported and routed to avoid mechanical damage

Power and control cables shall be installed separately to prevent electromagnetic interference.

- No power and communication cables shall be run in the same conduit or tray unless specifically permitted by the manufacturer
- Adequate separation shall be maintained between power and control cables at all times

Control cables shall not be tightly bundled or compressed, and proper spacing shall be maintained to ensure signal integrity.

c) Compliance

All wiring works shall comply with:

- Manufacturer's installation guidelines
- Applicable electrical standards
- Approved shop drawings

2-05 Installation, Pressure Testing, Evacuation, Commissioning and Testing

All supply, installation, testing, and commissioning works shall be carried out by the manufacturer's authorized and qualified specialist contractor/supplier.

All works shall be executed strictly in accordance with the manufacturer's installation manuals, technical guidelines, and approved shop drawings.

a) Pressure Testing

Upon completion of refrigerant piping installation and prior to insulation, the entire piping system shall be subjected to a pressure test using dry nitrogen.

Any leakage detected during testing shall be rectified, and the test shall be repeated until satisfactory results are achieved.

Use of oxygen or compressed air for pressure testing shall not be permitted.

b) Evacuation (Vacuuming and Dehydration)

After successful pressure testing, the system shall be evacuated using a suitable high-quality vacuum pump.

If required, evacuation shall be repeated until the desired vacuum stability is achieved.

All evacuation readings shall be properly recorded and submitted for approval.

c) Refrigerant Charging and Commissioning

Final refrigerant charging and system commissioning shall be carried out by:

- A manufacturer’s representative, or
- A factory-trained and authorized engineer

The Contractor shall:

- Measure and record total piping length
- Calculate additional refrigerant charge
- Charge refrigerant strictly as per manufacturer’s guidelines

Complete commissioning data shall be recorded and submitted, including:

- Refrigerant charge quantity
- Operating pressures
- Temperatures
- System performance parameters

d) Commissioning Documentation

The Contractor shall submit detailed commissioning reports, including:

- Pressure test records
- Vacuum test records
- Refrigerant charging details
- System performance data

All documents shall be submitted for approval prior to handover.

e) Compliance and Certification

All installation, testing, and commissioning works shall comply with:

- Manufacturer’s recommendations
- Approved specifications
- Relevant standards

If required by the Engineer/Client, a manufacturer’s representative shall visit the site and issue a certificate confirming that the installation and commissioning are in accordance with manufacturer requirements.

2-06 Warranty

All equipment and associated components shall be provided with a minimum two (2) year comprehensive warranty from the date of handing over.

2-07 After-Sales Support

The Contractor/Supplier shall be fully responsible for:

- After-sales service
- Troubleshooting
- Maintenance
- Availability of spare parts

All such services shall be included in the contract scope and shall be valid during the warranty period without any additional cost to the Client.

2-08 Performance Testing

Upon completion of installation and commissioning, the Contractor shall carry out performance testing of the VRF system in the presence of the Engineer/Client to verify compliance with specified requirements.

The performance testing shall include, but not be limited to, the following:

- Verification of operation of all indoor and outdoor units
- Measurement of room temperature achieved in conditioned spaces
- Verification of air distribution and airflow from indoor units
- Measurement of system operating parameters including suction/discharge pressures, temperatures, and electrical consumption
- Verification of control system functionality, including local and central controllers
- Verification of system stability under continuous operation

The system shall be operated under design or near-design load conditions, and the Contractor shall demonstrate that the system is capable of maintaining the required indoor comfort conditions.

Acceptance Criteria

The system shall be deemed acceptable only if it is capable of maintaining the specified indoor temperature conditions under normal operating conditions without abnormal noise, vibration, or system faults.

In the event that the system fails to meet the specified performance requirements, the Contractor shall carry out all necessary modifications, adjustments, or replacements at no additional cost to the Client until satisfactory performance is achieved.

The Contractor shall submit detailed performance test reports, including all measured parameters, observations, and test conditions, for approval prior to final handover.

Indoor Design Conditions

The VRF air conditioning system shall be designed to maintain the following indoor environmental conditions under peak summer design conditions:

Indoor Conditions:

- Dry Bulb Temperature: **26 ± 1°C**

- Relative Humidity: **50% ± 10%**

Outdoor Design Conditions:

- Ambient Temperature: As per site location

The system shall be capable of maintaining the above indoor conditions under the specified outdoor design conditions with all equipment operating under normal conditions.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Requirement 1					
SUPPLY AND INSTALLATION OF VRF SYSTEM FOR COUNCIL HALL					
S.NO.	**DESCRIPTION**	**UNIT**	**QTY.**	**RATE**	**AMOUNT**
1	**SUPPLY OF VRF AIR CONDITIONING SYSTEM**				
	Supply of INVERTER BASED REVERSIBLE TYPE VRF AIR COOLED CONDENSING UNIT (s) (Heat and Cool) with factory charged ozone friendly refrigerant, all units should have multi DC inverter type compressors to deliver the required capacities matched to relevant indoor units. The unit shall have built in all control and safety devices for smooth continuous operation, complete in all respect.				
	Nominal Capacity 13 TR	No's	1		
	Nominal Capacity 14 TR	No's	1		
	Nominal Capacity 16 TR	No's	1		
	Supply of Decorative Ceiling Cassette Type Indoor Units to be connected with All DC Inverter reversible heat pump type outdoor condensing units. The indoor unit shall be of capacities as specified, the indoor unit shall be complete with variable speed fan motors electronic thermostatic, coils, insulated casing, condensate drain pan and DC drain pump, controls and with programmable remote or wall mounted thermostat and shall also be provided all accessories service valves and fittings etc, including refrigerant piping, electrical and control wiring. The units shall be factory charged with Ozone Friendly refrigerant and charging of additional refrigerant as required and taging, complete in all respects as per drawings, specification and to the entire satisfaction and as approved by the Client.				
	4 - Way Ceiling Cassette Type Units				
	Nominal Cooling Capacity 1 TR	No's	3		
	Nominal Cooling Capacity 1.5 TR	No's	1		
	Nominal Cooling Capacity 2 TR	No's	1		
	Nominal Cooling Capacity 2.5 TR	No's	3		
	Nominal Cooling Capacity 3 TR	No's	3		
	Nominal Cooling Capacity 4 TR	No's	5		
	Accessories				
	Y-branches & Connectors				
	Joint - 1	No's	3		
	Joint - 2	No's	7		
	Joint - 3	No's	3		
	Wireless Controllers	No's	16		
2	**INSTALLATION OF VRF AIR CONDITIONING SYSTEM**				
a.	Outdoor unit				
	Rigging / Lifting, Placement & Installation of Outdoor Units including Rubber Pads at foundation (Civil foundation will be provided by Client / Civil Team)	No's	3		
b.	Indoor Units				
	Installation of VRF Indoor Unit complete with Hangers and Support.	No's	16		
c.	Providing, installation, testing commissioning of refrigerant Copper Piping to be connected among all indoors and All DC Inverter Reversible outdoor units heat pump type condensing units. The piping shall be with all types of fittings & hanging supports etc. This refrigerant piping shall be consisting of suction and liquid lines, these shall further be covered with NBR 13mm closed cell foam insulation. The refrigerant piping shall be sized on manufacturer's softwares and shall be approved by the Client prior to installation, complete in all respects as per drawings and as approved by the Consultant.				
	Pipe Sizes are follows:				
	Ø 1/4"	Rft	90		
	Ø 3/8"	Rft	380		
	Ø 1/2"	Rft	170		
	Ø 5/8"	Rft	410		
	Ø 3/4"	Rft	40		
	Ø 7/8"	Rft	120		
	Ø 1 1/8"	Rft	280		

d.	Providing and Installation of Condensate Drain Piping & Insulation, the condensate drain pipe shall be UPVC pipes including all types of fittings and fixture like tees, elbows, traps, etc., the condensate drain piping shall be further covered with 9mm thick NBR closed foam insulation, complete in all respects as per drawings and as approved by the Consultant.				
	Ø 1"	Rft	300		
	Ø 1 1/4"	Rft	60		
	Ø 1 1/2"	Rft	40		
e.	Supply & installation of Communication Cabling for indoor unit, From respective Outdoor unit, inside PVC Conduit				
	2C x 1.5 mm²	Rft	1267		
f.	Additional Refrigerant Charge	kg	26		
g.	Supply & Installation of GI Cable Tray (18 Gauge) perforated with cover, for outdoor copper piping / cabling, with hangers supports, complete in all respect.	SFT	600		
				Total Amount (PKR)	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Requirement 2					
SUPPLY AND INSTALLATION OF DX-AHU BASED VRF SYSTEM FOR AUDITORIUM					
S.NO.	**DESCRIPTION**	**UNIT**	**QTY.**	**RATE**	**AMOUNT**
1	**SUPPLY OF VRF AIR CONDITIONING SYSTEM**				
	Supply of INVERTER BASED REVERSIBLE TYPE VRF AIR COOLED CONDENSING UNIT (s) (Heat and Cool) with factory charged ozone friendly refrigerant, all units should have multi DC inverter type compressors to deliver the required capacities matched to relevant indoor units. The unit shall have built in all control and safety devices for smooth operation of the system on continuous operation, complete in all respects as specified in technical specifications or as directed by Client.				
	Nominal Capacity 35 TR	No's	1		
	Supply of Cooling Coil for Air Handling Unit to be connected with All DC Inverter reversible heat pump type outdoor condensing units.				
	DX COIL Nominal Capacity 35 TR	No's	1		
	DX AHU 35 TR complete in all respects	No's	1		
	Accessories				
	Y-branches & Connectors	No's	1		
	Expansion Kit	No's	1		
	Communication Kit	No's	1		
	Wired Controller	No's	1		
	Total Amount for Supply of VRF Equipment (PKR)				
2	**INSTALLATION OF VRF AIR CONDITIONING SYSTEM**				
a.	Outdoor unit				
	Rigging / Lifting, Placement & Installation of Outdoor Units including Rubber Pads at foundation (Civil foundation will be provided by Client / Civil Team)	No's	1		
b.	DX Coils				
	Replacement & Installation of New Coils in AHUs	No's	1		
c.	Providing, installation, testing commissioning of refrigerant Copper Piping to be connected among all indoors and All DC Inverter Reversible outdoor units heat pump type condensing units. The piping shall be with all types of fittings & hanging supports etc. This refrigerant piping shall be consisting of suction and liquid lines, these shall further be covered with NBR 13mm closed cell foam insulation. The refrigerant piping shall be sized on manufacturer's softwares and shall be approved by the Client prior to installation, complete in all respects as per drawings and as approved by the Consultant.				
	Pipe Sizes are follows:				
	Ø 3/4"	Rft	60		
	Ø 1 5/8"	Rft	60		

d.	Providing and Installation of Condensate Drain Piping & Insulation, the condensate drain pipe shall be UPVC pipes including all types of fittings and fixture like tees, elbows, traps, etc., the condensate drain piping shall be further covered with 9mm thick NBR closed foam insulation, complete in all respects as per drawings and as approved by the Consultant.				
	Ø 1 1/2"	Rft	40		
e.	Supply & installation of Communication Cabling for indoor unit, From respective Outdoor unit, inside PVC Conduit				
	2C x 1.5 mm²	Rft	100		
f.	Additional Refrigerant Charge	kg	40		
g.	Supply & Installation of GI Cable Tray (20 Gauge) perforated with cover, for copper piping / cabling, with hangers supports, complete in all respect.	SFT	200		
h.	Power Cable for Outdoor Unit Existing Electrical Panel and breakers will be utilized to connect power cable 4C x 16mm²	Rft	50		
i.	Allied connectors & accessories for AHU & VRF integration.	Job	1		
j.	Supply, Installation and Commissioning of G.I Sheet metal air ducts as per ASHRAE Standards plenums and other sheet fabrications including elbows and other necessary fittings as per drawings and specification.				
	24 Gauge	Sft.	4000		
	22 Gauge	Sft.	3000		
k.	Supply, Installation & Commissioning of XLPE 19mm insulation for ducts complete in all respects.	Sft.	7000		
l.	Supply and installation of air devices including 4-way diffusers, volume control dampers & grills etc., as per site requirements.	Job	1		
j.	Air Balancing, Testing & Commissioning	Job	1		
				Total Installation Amount (PKR)	
				Total Amount (PKR)	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Exterior Renovation					
Sr No	**Description**	**Unit**	**Quanitity**	**Rate**	**Total Cost**
1	Dismantling, demolishing, removing and clearing all existing structures, building components and materials, including but not limited to brick masonry, plain cement concrete (PCC), reinforced cement concrete (RCC), foundations, walls, partitions, floors, roofs, plaster, tiles, flooring, doors, windows along with frames, fixtures, fittings, and all other civil, architectural and associated works, as required before, during and after execution of construction, renovation and rehabilitation works. The item shall include all types of dismantling, demolition, breaking, cutting, chipping, removal, loading, unloading, handling, shifting and clearance of materials, including removal of debris and rubbish; careful dismantling and recovery of reusable/salvageable materials; proper sorting, cleaning, stacking, preparation and maintenance of detailed inventories of salvaged materials; and handing over the same to the Department at designated locations against proper acknowledgment. The scope shall further include transportation, cartage and safe disposal of all surplus, unserviceable and demolished materials to approved disposal locations; continuous cleaning and removal of debris during execution of works; and thorough final cleaning and clearance of the entire site upon completion. All dismantling and demolition activities shall be carried out carefully without damaging adjoining or retained structures, services and installations, ensuring necessary safety precautions and protection of existing facilities. The quoted rate shall include all labour, tools, plants, equipment, machinery, scaffolding, transportation, loading/unloading, safety arrangements and all incidental expenses required for carrying out any and all dismantling, demolition, removal, disposal and cleaning works before, during and after construction activities, leaving the site completely clean, safe and ready for subsequent works, complete in all respects to the satisfaction and as per directions of the Engineer-in-Charge.	Job	1		
2	Providing and fixing 4 mm thick Aluminium Composite Panel (ACP/Alucobond) cladding of approved make, colour and design, including fabrication, cutting, bending, grooving and installation over aluminium or MS subframe of 1" × 1/2" section or as per approved design, complete with necessary supports, brackets, anchors, screws, rivets, fixing hardware and accessories. Including application of approved adhesive where required, provision of 4 mm or 6 mm grooves/joints as per design, properly sealed with exterior-grade weather-resistant silicone sealant of matching colour. The rate shall include all labour, materials, tools, machinery, transportation, wastage, high-rise scaffolding/suspended access equipment, safety arrangements, alignment, finishing and site cleaning, ensuring secure fixing, durability and weather resistance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	1200		
3	Providing and fixing pillar cladding with approved quality black granite and grey Salt & Pepper granite, of minimum 18-20 mm thickness or as per approved design, including surface preparation, cutting, shaping, edge polishing, chamfering, proper alignment and fixing with approved adhesive/cement mortar and necessary mechanical supports. Including provision of concealed lighting cavities/grooves for LED strip/cob/profile lights as per approved design, with neat finishing, uniform joints, grouting and sealing. The rate shall include all materials, labour, tools, equipment, scaffolding, transportation, wastage, cleaning and finishing, ensuring a durable and aesthetically pleasing appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	1512		
4	Providing and fixing approved quality polished black granite cladding, minimum 18-20 mm thick, on the front parapet wall, bottom/soffit and other designated surfaces as per approved design, including surface preparation, cutting, shaping, edge polishing, chamfering, alignment, fixing with approved adhesive/cement mortar and suitable mechanical anchors/supports wherever required. Including proper joint filling, sealing, finishing and necessary drip grooves to prevent water seepage. The rate shall include all materials, labour, tools, equipment, scaffolding, transportation, wastage and site cleaning, ensuring a durable, secure and uniform finish, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	920.4		
5	Providing and fixing premium-quality white UPVC double-glazed windows of approved make and design, comprising 80 mm deep, Class-A, UV-resistant, lead-free, multi-chambered UPVC profiles with suitable galvanized steel reinforcement (minimum 1.5 mm thick), complete with 28 mm thick hermetically sealed double-glazed units (6 mm Low-E glass + 16 mm argon gas-filled cavity + 6 mm clear glass), approved warm-edge spacers, desiccant and airtight sealing. Including premium-quality corrosion-resistant hardware, heavy-duty hinges/rollers, handles, multipoint locking systems, EPDM rubber gaskets, glazing beads, drainage arrangements, fixing anchors, screws and all necessary accessories. The rate shall include fabrication, transportation, installation, proper alignment, weatherproof silicone sealing, making good adjoining surfaces, testing, finishing and cleaning, ensuring structural stability, smooth operation, airtightness, watertightness and thermal and acoustic insulation, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	296		
6	Providing and fixing premium-quality white and brown marble, minimum 18-20 mm thick, of approved make, shade, quality and pattern, including surface preparation, laying/fixing in approved cement-sand mortar or suitable adhesive, cutting, shaping, leveling, alignment, edge finishing, grinding, machine polishing, joint filling and sealing. Including decorative borders, patterns and combinations of white and brown marble as per approved design, ensuring uniform joints, smooth surfaces and a durable, high-gloss finish. The rate shall include all materials, labour, tools, equipment, transportation, wastage, curing, cleaning and finishing, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	1470		
7	Providing and constructing cantilevered steps for the main staircase, comprising structurally designed and securely anchored RCC/MS supporting framework as per approved structural drawings, finished with premium-quality polished black granite, minimum 25 mm thick, on treads, risers and exposed edges as per approved design. Including cutting, shaping, edge polishing, chamfering, anti-slip grooves/nosing, concealed supports, anchors, approved adhesive, joint filling, alignment, leveling and finishing. The rate shall include all materials, labour, tools, equipment, fabrication, installation, transportation, scaffolding, wastage and cleaning, ensuring structural stability, adequate load-bearing capacity, durability and a uniform premium finish, complete in all respects as per approved drawings, structural specifications and directions of the Engineer-in-Charge.	sft	92		

8	Providing and fixing premium-quality 2' × 2' gypsum false ceiling tiles, minimum 12 mm thick, of approved make, design, texture and finish, supported on a properly aligned hot-dip galvanized steel suspended T-grid system comprising main runners, cross tees, wall angles, adjustable suspension hangers, GI wires/rods, anchors and all necessary fixing accessories. Including cutting, leveling, alignment, edge finishing and necessary openings for lights, fans, HVAC diffusers and other ceiling fixtures, with additional supports wherever required. The rate shall include all materials, labour, tools, equipment, scaffolding, transportation, wastage, finishing and cleaning, ensuring a rigid, level, durable and aesthetically uniform ceiling, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	#REF!		
9	Providing and fixing premium-quality recessed COB (Chip-on-Board) LED ceiling lights, 12W, of approved make and design, comprising high-efficiency LED chip, die-cast aluminium housing with heat sink, anti-glare reflector, minimum 1000 lumens output, CRI ≥ 80, power factor ≥ 0.90, 4000K neutral white colour temperature, and high-quality flicker-free electronic driver suitable for 220–240V AC, 50Hz supply, with minimum 30,000 hours rated life. Including necessary ceiling cutouts, mounting clips, wiring connections, connectors, fixing accessories, installation, testing and commissioning. The rate shall include all materials, labour, tools, equipment, transportation and incidental charges, ensuring uniform illumination, energy efficiency and durability, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	no	33		
10	Providing and fixing premium-quality recessed linear LED profile lights on pillars, comprising anodized aluminium profiles (minimum 15 mm × 15 mm or as per approved design) with high-quality opal diffusers, 24V DC COB LED strips (12–15 W/m), CRI ≥ 80, of approved colour temperature, ensuring continuous, uniform and glare-free illumination. Including IP65-rated LED strips for exterior applications, suitable LED drivers/power supplies, concealed wiring, connectors, fixing clips, end caps, necessary grooves/cavities, weatherproof sealing and all accessories. The rate shall include all materials, labour, tools, equipment, scaffolding, installation, electrical connections, testing, commissioning and finishing, ensuring durability, weather resistance and a neat concealed appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	RFT	252		
11	Providing and constructing decorative planter box of size 2' × 8' with approved height and design, comprising brick masonry/RCC structure with cement plaster, waterproofing treatment, proper drainage outlets and protective layers to prevent seepage. External surfaces shall be finished with premium-quality marble mosaic cladding of approved colour, pattern and design, including cutting, fixing, grouting, edge finishing and polishing. Including provision of suitable drainage gravel, geotextile filter layer, fertile soil, organic compost and healthy, well-grown natural ornamental plants of approved species and sizes, complete with planting, initial watering and maintenance until handing over. The rate shall include all materials, labour, tools, equipment, transportation, wastage, cleaning and finishing, ensuring a durable, watertight and aesthetically pleasing installation, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	no	2		
12	Providing and constructing decorative planter box of size 6'-0" (L) × 1'-8" (W) × 2'-0" (H), comprising brick masonry/RCC structure with cement plaster, internal waterproofing treatment, protective lining and properly designed drainage outlets to prevent water accumulation and seepage. External surfaces shall be finished with premium-quality marble mosaic cladding of approved colour, pattern and design, including cutting, fixing, grouting, edge finishing and polishing. Including provision of drainage gravel, geotextile filter layer, fertile planting soil, organic compost and healthy, well-grown natural ornamental plants of approved species and sizes, complete with planting, initial watering and maintenance until handing over. The rate shall include all materials, labour, tools, equipment, transportation, wastage, cleaning and finishing, ensuring proper drainage, durability and an aesthetically pleasing appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	no	2		
13	Providing and constructing first-class brick masonry using approved quality, well-burnt, sound bricks laid in cement-sand mortar (1:4), including necessary bonding, alignment, leveling, curing, scaffolding and all associated works. Including ½" thick cement-sand plaster (1:4) on both exposed faces, with proper surface preparation, raking of joints, finishing of edges, corners and junctions, smooth and uniform finish and adequate curing. The rate shall include all materials, labour, tools, equipment, transportation, wastage, scaffolding, cleaning and incidental charges, ensuring proper strength, workmanship and durability, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	cft	400		
14	Providing and fixing premium-quality Salt & Pepper granite cladding, minimum 20 mm thick, of approved colour, shade and finish, comprising 6" × 3'-0" granite panels with chamfered side panels measuring 1'-2" × 3'-0", as per approved design. Including surface preparation, cutting, shaping, chamfering, edge polishing, proper alignment and fixing with approved stone adhesive/cement mortar and suitable stainless steel mechanical anchors wherever required. Including joint filling, grouting, sealing and finishing to ensure a uniform, durable and aesthetically pleasing appearance. The rate shall include all materials, labour, tools, equipment, scaffolding, transportation, wastage and cleaning, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	200		
15	Providing and fixing premium-quality 24W recessed in-ground LED uplights of approved make and design, suitable for exterior architectural illumination of pillars and building façades, comprising IP67 waterproof and IK10 impact-resistant housing, SS-316 stainless steel bezel, toughened glass cover, corrosion-resistant die-cast aluminium body, efficient heat dissipation system and anti-glare adjustable optical lens with 15°–30° beam angle, 3000K warm white light, CRI ≥ 80 and minimum 50,000 hours rated life (L70). Including high-quality waterproof LED driver, recessed mounting sleeve, concealed wiring, conduits, IP68 waterproof connectors, proper drainage arrangements, electrical connections and all necessary accessories. The rate shall include all materials, labour, tools, equipment, installation, testing, commissioning and finishing, ensuring uniform illumination, minimum glare, weather resistance and long-term reliability, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	no	30		
16	Providing and applying premium-quality exterior-grade Stucco/Rock Wall textured paint of approved make, colour, shade, texture and design on walls and other designated surfaces, including thorough surface preparation, scraping, cleaning, filling cracks and imperfections, application of suitable alkali-resistant primer/sealer, approved acrylic-based textured coating and compatible protective finishing coat, as per manufacturer's specifications. Including formation of uniform decorative patterns, grooves and edges wherever required, ensuring excellent adhesion, UV resistance, weather resistance, water repellency, colour retention and long-lasting durability. The rate shall include all materials, labour, tools, equipment, scaffolding, transportation, wastage, surface protection, finishing and cleaning, complete in all respects as per approved samples, drawings, specifications and directions of the Engineer-in-Charge.	sft	12619		

17	Providing and applying premium-quality exterior-grade black weather-resistant paint on existing planter boxes, including thorough surface preparation, scraping and removal of loose or deteriorated paint, cleaning, sanding, filling cracks and surface imperfections, application of suitable primer/sealer and minimum two coats of approved black acrylic-based exterior paint to achieve a smooth, uniform and durable finish. Including all materials, labour, tools, equipment, scaffolding, surface protection, transportation, wastage and cleaning, ensuring excellent adhesion, UV resistance, weather resistance and colour retention, complete in all respects as per manufacturer's specifications and directions of the Engineer-in-Charge.	no	1		
18	Providing, fabricating and fixing premium-quality 3D Allama Iqbal Open University (AIOU) logo with concealed LED backlighting (halo illumination) of approved size, design, colours and dimensions, strictly matching the official AIOU logo, comprising laser-cut stainless steel (SS-304), minimum 1.5 mm thick, with suitable raised depth, finished with approved powder coating/colours. Including high-efficiency IP67-rated waterproof LED modules, uniform backlighting, suitable weatherproof LED drivers, concealed electrical wiring, spacers, brackets, supporting framework, anchors, fixing hardware and all necessary accessories. The rate shall include fabrication, transportation, installation at the designated height, scaffolding/access arrangements, electrical connections, testing, commissioning, finishing and cleaning, ensuring uniform illumination, weather resistance, durability and an aesthetically pleasing appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	32		
19	Providing and fixing premium-quality frameless glass doors comprising 12 mm thick clear toughened (tempered) safety glass, of approved make, size and design, with polished and smooth edges, including heavy-duty SS-304 stainless steel patch fittings, top and bottom pivots, hydraulic floor springs with adjustable closing speed, 1000 mm long SS-304 pull handles, high-quality locking system, door stoppers, seals, fixing brackets and all necessary accessories. Glass shall be properly tempered with required cutouts and holes made before tempering, ensuring safe operation, smooth opening and closing, proper alignment and durability. The rate shall include all materials, labour, fabrication, transportation, installation, fixing hardware, testing, adjustment, finishing and cleaning, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sft	49		
20	Providing, fabricating and fixing premium-quality decorative Mild Steel (MS) bench with integrated side planter boxes beneath the AIOU logo, of approved size, shape and architectural design, comprising heavy-duty MS square/rectangular hollow sections, minimum 14-gauge MS seating panels/slats, properly welded, ground, finished and securely anchored to the floor. Including smooth edges, suitable structural supports, anti-rust zinc-rich primer and two coats of exterior-grade polyurethane paint of approved colour. Side planter boxes shall be provided with internal waterproof lining, proper drainage outlets, drainage gravel, geotextile filter, fertile soil, organic compost and healthy natural ornamental plants of approved species. The rate shall include all materials, fabrication, cutting, welding, grinding, transportation, installation, fixing hardware, painting, planting, finishing and cleaning, ensuring structural stability, comfortable seating, corrosion resistance, durability and an aesthetically pleasing appearance, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	no	1		
				Total cost	

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STRUCTURAL ASSESSMENT REPORT

Preliminary Site Inspection & Evaluation

Proposed Vertical Extension — Council Hall

Allama Iqbal Open University (AIOU)

Client	Allama Iqbal Open University (AIOU)
Project	Vertical Extension of Council Hall — Addition of One Story
Report Type	Preliminary Structural Assessment
Site Visit Date	13th and 17th April 23, 2026
Report Date	23 April 2026
Prepared By	Structural Engineering Consultancy

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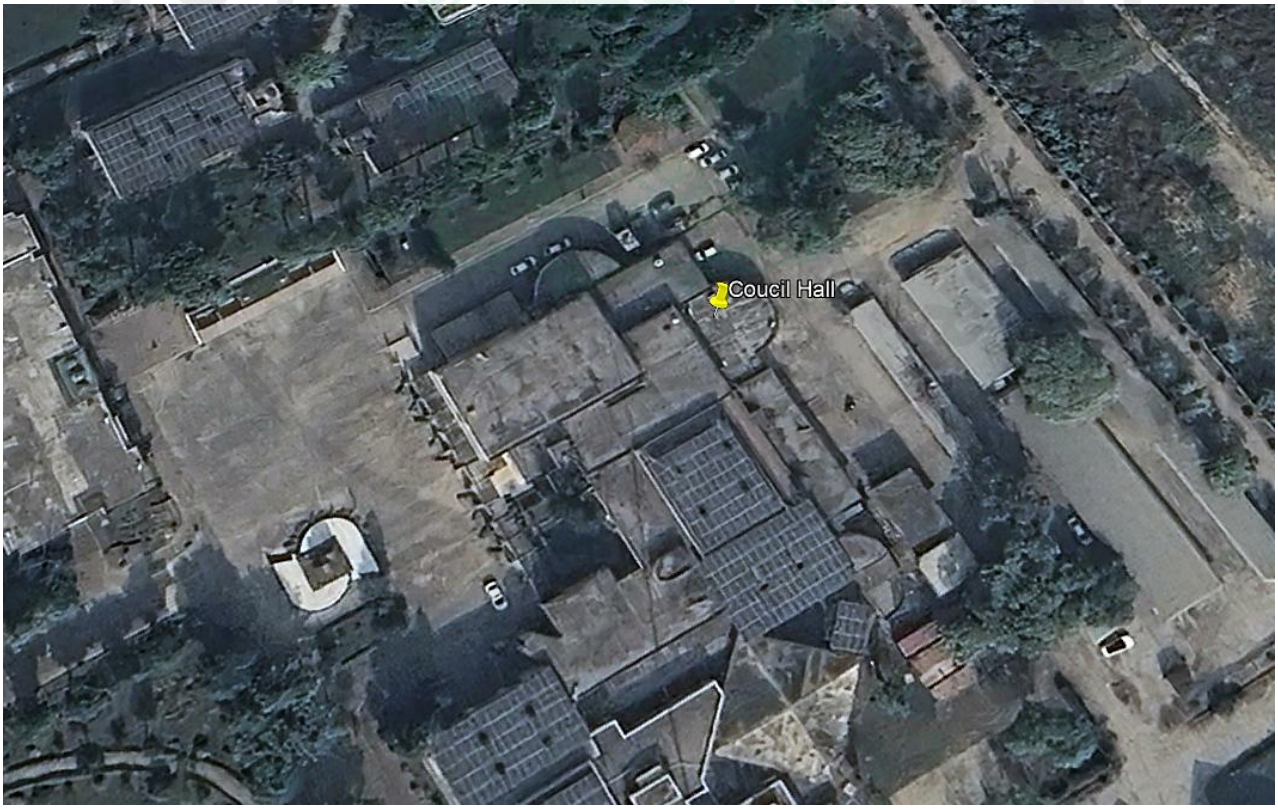
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1. Introduction

At the request of Allama Iqbal Open University (AIOU), a site visit was conducted on 13th and 17th April, 2026 to the Council Hall for the purpose of assessing the feasibility of two structural interventions:

- Scope A — Vertical Extension: Addition of one story above the existing Council Hall structure.
- Scope B — Column Removal: Removal of the central column located within the main hall, which currently obstructs the functional layout and sightlines of the hall.

Both scopes are addressed within this combined preliminary assessment report. A walk-through inspection was conducted and discussions were held with on-site staff to gather available information regarding the building's history, construction, and current use. The findings presented herein form the basis for a subsequent comprehensive structural evaluation and detailed design programmed.



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2. Scope of Site Visit

The site visit was carried out with the following objectives:

- Visual inspection of the general condition, structural system, and architectural finishes of the Council Hall.
- Identification of the central column proposed for removal and assessment of its structural context.
- Observation of the suspended ceiling system and identification of concealed structural elements.
- Gathering of background information from on-site staff regarding the building history and usage.
- Identification of data gaps and determination of further investigation requirements for both scopes.



Column to be removed

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3. Building Description

The Council Hall is a multi-purpose institutional building situated within the AIOU campus. Based on the site observations and information obtained from the on-site staff, the following general description of the building has been established:

Building Name	Council Hall, Allama Iqbal Open University
Occupancy / Use	Institutional — Assembly / Administrative
Construction Period	Pre-code era (estimated; exact date not confirmed)
Structural System	Reinforced concrete frame (observed)
Number of Stories	Existing structure (extension of one additional story proposed)
Foundation Type	Unknown — no documentation available

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4. Key Site Observations

4.1 Pre-Code Construction

Based on visual observations and discussions with on-site staff, the Council Hall is believed to be a pre-code building: that is, a structure constructed prior to the adoption and implementation of contemporary structural design codes and standards. As a consequence, the building may not conform to current seismic, gravity load, and safety design requirements. This is a critical consideration in evaluating the suitability of the structure for the proposed vertical extension.

4.2 Absence of Structural Documentation

A significant limitation encountered during this assessment is the complete absence of original structural drawings and records. Specifically:

- No structural drawings detailing beam and column reinforcement sizes, spacing, or layout are available.
- No information regarding the foundation system type, dimensions, or bearing capacity could be obtained.
- No construction records, design calculations, or as-built documentation were accessible.

This lack of documentation substantially restricts the ability to evaluate the structural capacity of the existing building through conventional desk-study methods. Physical investigation and testing will therefore be essential to characterize the structure's current condition and capacity.

4.3 Accessible Columns in AC Plant Rooms

During the inspection, three reinforced concrete columns located within the air conditioning (AC) plant rooms were identified as accessible and visually exposed. These columns present an opportunity for direct testing and investigation. The following testing and investigation activities are proposed for these elements:

- **Rebound Hammer (Schmidt Hammer) Testing** — to estimate in-situ concrete compressive strength.
- **Ultrasonic Pulse Velocity (UPV) Testing** — to assess concrete integrity and identify any internal defects or voids.

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- **Cover Meter / Rebar Locator Survey** — to detect the position, spacing, and cover depth of embedded reinforcement.

- **Ferroscan Testing (Electromagnetic Reinforcement Detection)**

Ferroscan testing will be carried out on the three accessible columns located within the AC plant rooms.

The following information will be obtained from the Ferroscan survey:

- **Rebar position and layout** — plan mapping of bar locations across the column faces to identify the reinforcement arrangement and spacing.
- **Concrete cover depth** — measurement of the depth of cover from the concrete surface to the outermost layer of reinforcement, to assess durability and corrosion risk.
- **Bar diameter estimation** — approximate diameter of the detected reinforcing bars, subject to calibration assumptions.
- **Rebar spacing** — center-to-center spacing of both longitudinal and transverse (link/stirrup) reinforcement.

The results of this testing program will provide critical data on the actual concrete strength and reinforcement detailing of the existing columns, which is essential for structural verification.

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5. Preliminary Drawings & Next Steps

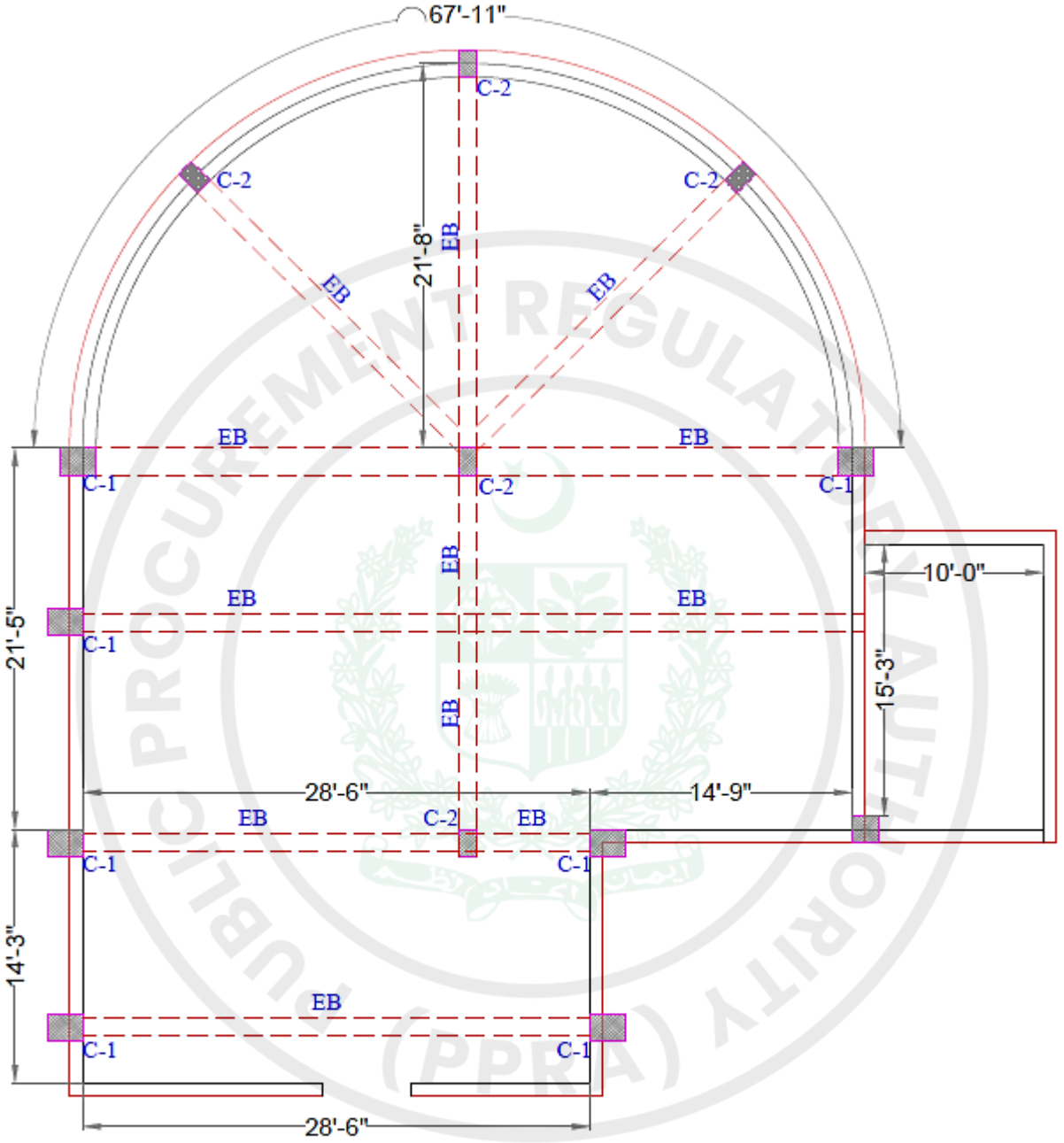
Based on the initial site visit and observations, preliminary base drawings of the Council Hall have been prepared. These drawings represent the initial framework for the structural assessment and design verification process.

A follow-up site visit has been planned for the following specific purposes:

- As-built measurement survey — to capture precise existing dimensions of structural and architectural elements of the building, including slab thicknesses, beam depths, column cross-sections, and story heights.
- New column dimension measurement — to establish the required geometry for the proposed additional columns that will support the new story.

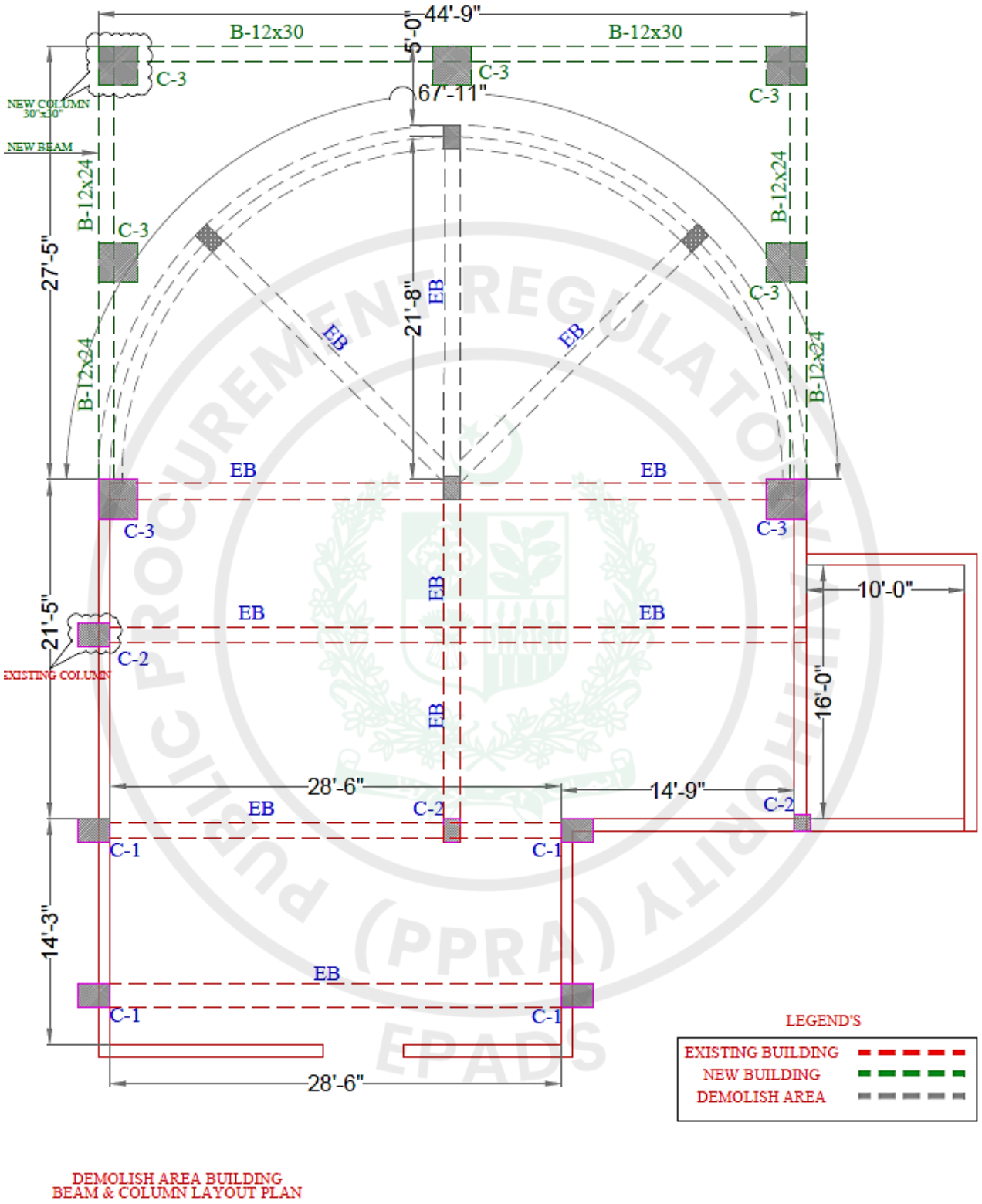
These measurements will be used to update and refine the preliminary drawings and will serve as the basis for the detailed structural analysis and design of the proposed vertical extension.

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EXISTING BUILDING
BEAM & COLUMN LAYOUT PLAN

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DEMOLISH AREA BUILDING
BEAM & COLUMN LAYOUT PLAN

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6. Structural Evaluation Requirements

Given the findings of this preliminary assessment, a comprehensive structural evaluation will be required prior to the design and execution of the proposed vertical extension. This evaluation will include, but is not limited to, the following:

- Non-destructive testing (NDT) of the accessible columns in the AC plant rooms to determine in-situ concrete strength and reinforcement details.
- As-built survey and preparation of detailed measured drawings of the existing structure.
- Structural analysis of the existing frame under current gravity loads and proposed additional story loads.
- Seismic hazard assessment and verification of the structure against applicable seismic design codes.
- Foundation adequacy assessment — using available soil data or, if required, additional geotechnical investigation.
- Design of any required structural interventions or strengthening measures prior to or in conjunction with the extension.

It is emphasized that the above evaluation will require adequate time for site investigation, laboratory testing, analysis, and documentation to ensure the accuracy and reliability of the findings. A detailed programmed and fee proposal for this scope of work will be submitted under separate cover.

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7. Limitations & Disclaimer

This report is based solely on visual observations made during a single walk-through inspection and information provided by on-site staff. The assessment is preliminary in nature and does not constitute a full structural engineering evaluation. The findings and recommendations are subject to revision upon completion of the detailed investigation and testing program described herein.

The absence of original structural drawings, foundation records, and construction documentation significantly limits the accuracy of any assessment based solely on visual inspection. This report should not be used as the sole basis for design, construction, or permitting decisions.

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8. Conclusion & Recommendations

The preliminary site inspection of the Council Hall at AIOU has identified two major structural scopes, each with significant engineering implications. The key conclusions and recommended actions are summarized below:

Scope A — Vertical Extension

- The building is a pre-code structure; full seismic and gravity re-assessment is required before the additional story can be designed.
- Structural testing of existing columns is essential to confirm in-situ concrete strength and reinforcement details.
- Foundation capacity must be verified to support the increased building load.
- As-built measurement survey to be completed during the planned follow-up visit.

Scope B — Central Column Removal

- Column removal is a critical structural intervention; it must not proceed without comprehensive analysis and a formally designed load transfer system.
- Adjacent column and foundation capacity must be verified to absorb redistributed loads.

Prepared By:

Structural Engineer
Structural Engineering Consultancy
Date: 23 April 2026

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CONSTRUCTION EXPERIENCE

Form EXP - 4.1
General Construction Experience

Bidder's Name: _____
Date: _____
JV Member's Name_____
Bid Reference No. (if any) and title: _____
Page _____of _____pages

Starting Year	Ending Year	Contract Identification	Role of Bidder
		Contract name: _____ Brief Description of the Works performed by the Bidder: _____ Amount of contract: _____ Name of EMPLOYER: _____ Address: _____	
		Contract name: _____ Brief Description of the Works performed by the Bidder: _____ Amount of contract: _____ Name of EMPLOYER: _____ Address: _____	
		Contract name: _____ Brief Description of the Works performed by the Bidder: _____ Amount of contract: _____ Name of EMPLOYER: _____ Address: _____	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Form EXP - 4.2(a)

Specific Construction and Contract Management Experience

Bidder's Name: _____
Date: _____
JV Member's Name_____
Bid Reference No. (if any) and title: _____
Page _____of _____pages

Similar Contract No.	**Information**			
Contract Identification				
Award date				
Completion date				
Role in Contract	Prime Contractor ☐	Member in JV ☐	Management Contractor ☐	Sub-contractor ☐
Total Contract Amount			PKR equivalent	
If member in a JV or sub-contractor, specify participation in total Contract amount				
EMPLOYER's Name:				
Address: Telephone/fax number E-mail:				

Form EXP - 4.2(a) (cont.)
Specific Construction and Contract Management Experience (cont.)

Similar Contract No.	**Information**
Description of the similarity in accordance with Sub-Factor 4.2(a) of Section III:	
1. Amount	
2. Physical size of required works items	
3. Complexity	
4. Methods/Technology	
5. Construction rate for key activities	
6. Other Characteristics	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Form EXP - 4.2(b)
Construction Experience in Key Activities

Bidder's Name: _____
Date: _____
Bidder's JV Member Name: _____
Sub-contractor's Name (if any): _____
Bid Reference No. (if any) and title: _____

Page _____of _____pages

All Sub-contractors for key activities must complete the information and Qualification Criteria and Requirements, Sub-Factor 4.2.

1. Key Activity No One: _____

	Information			
Contract Identification				
Award date				
Completion date				
Role in Contract	Prime Contractor ☐	Member in JV ☐	Management Contractor ☐	Sub-contractor ☐
Total Contract Amount			PKR equivalent	
Quantity (Volume, number or rate of production, as applicable) performed under the contract per year or part of the year	Total quantity in the contract (i)	Percentage participation (ii)		Actual Quantity Performed (i) x (ii)
Year 1				
Year 2				
Year 3				
Year 4				
EMPLOYER's Name:				
Address: Telephone/fax number				

	Information
E-mail:	

2. Activity No. Two

3. ……

	Information
Description of the key activities in accordance with Section III:	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Form EXP - 4.2 (c)
Specific Experience in Managing ES aspects

[The following table shall be filled in for contracts performed by the Bidder, and each member of a Joint Venture]

Bidder's Name: *[insert full name]*
Date: *[insert day, month, year]*
Joint Venture Member Name: *[insertfull name]*
Bid Reference No. (if any) and title: *[insert ICB/NCB number and title]*
Page *[insert page number]* of *[insert total number]* pages

1. Key Requirement no 1 in accordance with 4.2 (c): _____

Contract Identification				
Award date				
Completion date				
Role in Contract	Prime Contractor ☐	Member in JV ☐	Management Contractor ☐	Subcontractor ☐
Total Contract Amount			PKR	
Details of relevant experience				

2. Key Requirement no 2 in accordance with 4.2 (c): _____

3. Key Requirement no 3 in accordance with 4.2 (c): _____

4. [PA define key requirements]

Contractor's Representative and Key Personnel Schedule

Bidders should provide the names and details of the suitably qualified Contractor's Representative and Key Personnel to perform the Contract. The data on their experience should be supplied using the Form PER-2 below for each candidate.

Contractor' Representative and Key Personnel

1.	**Title of position:**	
	Name of candidate:	
	Duration of appointment:	[*insert the whole period (start and end dates) for which this position will be engaged*]
	Time commitment: for this position:	[*insert the number of days/week/months/ that has been scheduled for this position*]
	Expected time schedule for this position:	[*insert the expected time schedule for this position (e.g. attach high level Gantt chart*]
2.	**Title of position:**	
	Name of candidate:	
	Duration of appointment:	[*insert the whole period (start and end dates) for which this position will be engaged*]
	Time commitment: for this position:	[*insert the number of days/week/months/ that has been scheduled for this position*]
	Expected time schedule for this position:	[*insert the expected time schedule for this position (e.g. attach high level Gantt chart*]
3.	**Title of position:**	
	Name of candidate:	
	Duration of appointment:	[*insert the whole period (start and end dates) for which this position will be engaged*]
	Time commitment: for this position:	[*insert the number of days/week/months/ that has been scheduled for this position*]
	Expected time schedule for this position:	[*insert the expected time schedule for this position (e.g. attach high level Gantt chart*]
4.	**Title of position:**	
	Name of candidate:	
	Duration of appointment:	[*insert the whole period (start and end dates) for which this position will be engaged*]

	Time commitment: for this position:	[*insert the number of days/week/months/ that has been scheduled for this position*]
	Expected time schedule for this position:	[*insert the expected time schedule for this position (e.g. attach high level Gantt chart*]
5.	**Title of position:**	
	Name of candidate	
	Duration of appointment:	[*insert the whole period (start and end dates) for which this position will be engaged*]
	Time commitment: for this position:	[*insert the number of days/week/months/ that has been scheduled for this position*]
	Expected time schedule for this position:	[*insert the expected time schedule for this position (e.g. attach high level Gantt chart*]
6.	**Title of position:** *[insert title]*	
	Name of candidate	
	Duration of appointment:	[*insert the whole period (start and end dates) for which this position will be engaged*]
	Time commitment: for this position:	[*insert the number of days/week/months/ that has been scheduled for this position*]
	Expected time schedule for this position:	[*insert the expected time schedule for this position (e.g. attach high level Gantt chart*]

Form PER-2:
Resume and Declaration
Contractor's Representative and Key Personnel

Name of Bidder

Position [*#1*]: [*title of position from Form PER-1*]		
Personnel information	**Name:**	**Date of birth:**
	Address:	**E-mail:**
	Professional qualifications:	
	Academic qualifications:	
	Language proficiency:*[language and levels of speaking, reading and writing skills]*	
details		
	Address of Employer:	
	Telephone:	**Contact (manager / personnel officer):**
	Fax:	
	Job title:	**Years with present Employer:**

Summarize professional experience in reverse chronological order. Indicate particular technical and managerial experience relevant to the project.

Project	**Role**	**Duration of involvement**	**Relevant experience**
[main project details]	*[role and responsibilities on the project]*	*[time in role]*	*[describe the experience relevant to this position]*

Declaration

I, the undersigned *[insert either "Contractor's Representative" or "Key Personnel" as applicable]* , certify that to the best of my knowledge and belief, the information contained in this Form PER-2 correctly describes myself, my qualifications and my experience.

I confirm that I am available as certified in the following table and throughout the expected time schedule for this position as provided in the Bid:

Commitment	**Details**
Commitment to duration of contract:	*[insert period (start and end dates) for which this Contractor's Representative orKey Personnel is available to work on this contract]*
Time commitment:	*[insert period (start and end dates) for which this Contractor's Representative orKey Personnel is available to work on this contract]*

I understand that any misrepresentation or omission in this Form may:

(a) be taken into consideration during Bid evaluation;

(b) result in my disqualification from participating in the Bid;

(c) result in my dismissal from the contract.

Name of Contractor's Representative or **Key Personnel: [*insert name*]**

Signature: _____

Date: (day month year): _____

Countersignature of authorized representative of the Bidder:

Signature: _____

Date: (day/month/year): _____

Financial Resources

Specify proposed sources of financing, such as liquid assets, unencumbered real assets, lines of credit, and other financial means, net of current commitments, available to meet the total construction cash flow demands of the subject contract or contracts as specified in Eligibility and Qualification Criteria.

No.	**Source of financing**	**Amount (Eq. PKR)**
1		
2		
3		

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Past Experience / Contracts

Contracts over *[insert amount]* during the last three years:				
Procuring Agency	Value	Year	Goods/Services Supplied	Country of Destination

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Historical Contract Non-Performance, and Pending Litigation and Litigation History

[The following table shall be filled in for the Applicant and for each member of a Joint Venture]

Applicant's Name: *[insert full name]*
Date: *[insert day, month, year]*
Joint Venture Member Name: *[insert full name]*
IFP No. and title: *[insert IFP number and title]*
Page *[insert page number]* of *[insert total number]* pages

☐ Not debarred due to deviation from commitment of Bid Securing Declaration-☐ Not debarred due to non-performance			
Year	**Non-performed portion of contract**	**Contract Identification**	**Total Contract Amount (current value, currency, exchange rate and PKR equivalent)**
[insert year]	*[insert amount and percentage]*	Contract Identification: *[indicate complete contract name/ number, and any other identification]* Name of Procuring Agency: *[insert full name]* Address of Procuring Agency: *[insert street/city/country]* Reason(s) for nonperformance: *[indicate main reason(s)]*	*[insert amount]*
Pending Litigation, in accordance with Section III, Qualification Criteria and Requirements			
☐ Pending litigation in accordance with Section III, Qualification Criteria and Requirements, Sub-Factor 2.3 as indicated below.			

Year of dispute	**Amount in dispute (currency)**	**Contract Identification**	**Total Contract Amount (currency), ~~US$~~ PKR Equivalent (exchange rate)**

[insert year]	*[insert amount]*	Contract Identification: [indicate complete contract name, number, and any other identification] Name of Procuring Agency: *[insert full name]* Address of Procuring Agency: *[insert street/city/country]* Matter in dispute: *[indicate main issues in dispute]* Party who initiated the dispute: *[indicate "Procuring Agency" or "Supplier"]* Status of dispute: *[Indicate if it is being treated by the Adjudicator, under Arbitration or being dealt with by the Judiciary]*	*[insert amount]*
☐ No consistent history of court/arbitral award decisions in accordance with Section III, Qualification Criteria and Requirements, Sub-Factor 2.4. ☐ Consistent history of court/arbitral award decisions in accordance with Section III, Qualification Criteria and Requirements, Sub-Factor 2.4 as indicated below.			
Year of award	**Outcome as percentage of Net Worth**	**Contract Identification**	**Total Contract Amount (currency), PKR Equivalent (exchange rate)**
[insert year]	*[insert percentage]*	Contract Identification: [indicate complete contract name, number, and any other identification] Name of Procuring Agency: *[insert full name]* Address of Procuring Agency: *[insert street/city/country]* Matter in dispute: *[indicate main issues in dispute]* Party who initiated the dispute: *[indicate "Procuring Agency" or "Supplier"]* Court/ arbitral award decision: *[Indicate if the award decision was against the Applicant or any member of a joint venture.]y]*	*[insert amount]*

Current Contract Commitments / Works in Progress

Bidders and each member to a JV should provide information on their current commitments on all contracts that have been awarded, or for which a letter of intent or acceptance has been received, or for contracts approaching completion, but for which an unqualified, full completion certificate has yet to be issued.

Current Contract Commitments					
No.	Name of Contract	**Employer's Contact Address, Tel, Fax**	**Value of Outstanding Work [Current Eq. PKR]**	**Estimated Completion Date**	**Average Monthly Invoicing Over Last Six Months [Eq. PKR/month)]**
1					
2					
3					
4					
5					

Financial Situation and Performance

[The following table shall be filled in for the Applicant and for each member of a Joint Venture]

Applicant's Name: *[insert full name]*
Date: *[insert day, month, year]*
Joint Venture Member Name: *[insert full name]*
IFP No. and title: *[insert IFP number and title]*
Page *[insert page number]* of *[insert total number]* pages

1. Financial data

Type of Financial information in (currency)	**Historic information for previous _[insert number] years, [insert in words] (amount in currency, currency, exchange rate*, PKR equivalent)**				
	Year 1	Year 2	Year 3		
Statement of Financial Position (Information from Balance Sheet)					
Total Assets (TA)					
Total Liabilities (TL)					
Total Equity/Net Worth (NW)					
Current Assets (CA)					
Current Liabilities (CL)					
Working Capital (WC)					
Information from Income Statement					
Total Revenue (TR)					
Profits Before Taxes (PBT)					
Cash Flow Information					
Cash Flow from Operating Activities					

* Refer ITA 14 for the exchange rate

3. Financial documents

The Applicant and in case of JV, members of JV shall provide copies of financial statements for *[number]* years pursuant Section III, Qualifications Criteria and Requirements. The financial statements shall:

(a) reflect the financial situation of the Applicant or in case of JV member, and not an affiliated entity (such as parent company or group member).

(b) be independently audited or certified in accordance with local legislation.

(c) be complete, including all notes to the financial statements.

(d) correspond to accounting periods already completed and audited.

☐ Attached are copies of financial statements[1] for the *[number]* years required above; and complying with the requirements.

[1] If the most recent set of financial statements is for a period earlier than 12 months from the date of Application, the reason for this should be justified.

Average Annual Turnover (Annual Sales Value)

[The following table shall be filled in for the Applicant and for each member of a Joint Venture]

Applicant's Name: *[insert full name]*
Date: *[insert day, month, year]*
Joint Venture Member Name: *[insert full name]*
IFP No. and title: *[insert IFP number and title]*
Page *[insert page number]* of *[insert total number]* pages

Annual Turnover Data			
Year	**Amount** **Currency**	**Exchange rate*** **(If applicable)**	**PKR equivalent**
[indicate calendar year]	*[insert amount and indicate currency]*		
		Average Annual Turnover **	

* Refer ITA for date and source of exchange rate.

** Total PKR equivalent for all years divided by the total number of years. See Section III, Qualification Criteria and Requirements, ITA.