Standard Bidding Document

DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT ISLAMABAD (Works)

National

Single Stage-Two Envelope

CORRIGENDUM # 2	CORR-P204018-002
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REQUEST FOR BIDS

PROCUREMENT OF CIVIL WORKS

1. The **Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA))** has reserved Funds for the procurement planned for FY **2026-27**. The **Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA))** intends to apply part of the proceeds of this Fund to cover eligible payments under the contract for the "**DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT ISLAMABAD**" with the reference of "**P204018**".

2. The **Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA))** invites sealed Bids from eligible Bidders for procurement of Works **(DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT ISLAMABAD)** described in the bidding documents on **EPADS v2.0**.

3. **Single Stage-Two Envelope** will be used by adopting **Least Cost Based Selection (LCBS)** 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, Banker's Cheque, Call at Deposit**. 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/204018** 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 **Friday, December 4, 2026 11:00 AM**. E-bids will be opened by using **EPADS v2.0** on the same day at **Friday, December 4, 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 VI- 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, 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 Instructions to Bidders (ITBs)

Section II Bid Data Sheet (BDS)

Section III Evaluation and Qualification Criteria

Section VI Bidding Forms

Section V Eligible Countries

Section VI Works Requirements

Section VII General Conditions of Contract (GC)

Section VIII Particular Conditions of Contract (PC)

Section IX 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 38 of the Public Procurement Rules 2026.

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 34 of the Public Procurement Rules 2026 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 39 of the Public Procurement Rules 2026, 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 Comprising the Bids**

9.1. The Bid prepared by the Bidder shall constitute the following components: -

9.1.1. Documentary evidence established in accordance with ITB 9 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

9.1.2. Documentary evidence established in accordance with ITB 10 that the Bidder has been authorized to carry out the Construction works;

9.1.3. Documentary evidence established in accordance with ITB 10 that the Bidder is eligible and/or qualified for the subject Bidding process;

9.1.4. Letter of Bid and Schedules and Bid Prices completed in accordance with ITB 11 and 12;

9.1.5. Completed schedules as required, including priced Bill of Quantities in accordance with ITB 11.

9.1.6. Technical Proposal completed in all aspects in accordance with ITB 14.

9.1.7. Bid security or Bid Securing Declaration furnished in accordance with ITB 16;

9.1.8. Any other Document required in the BDS.

9.2. 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. Bids submitted by a joint venture of two (2) or more firms specified in Bidding Data, shall comply with the following requirements:

9.2.1. The bid, and in case of a successful bid, the Form of Contract Agreement shall be signed by all members so as to be legally binding on all partners;

9.2.2. One of the joint venture partners shall be nominated as being in-charge; and this authorization shall be evidenced by submitting a power of attorney signed by legally authorized signatories of all the joint venture partners.

9.2.3. For the partner-in-charge shall always be duly authorized to deal with the Employer regarding all matters related with and/or incidental to the execution of Works as per the terms and Conditions of Contract and in this regard to incur any and all liabilities, receive instructions, give binding undertakings and receive payments on behalf of the joint venture;

9.2.4. All partners of the joint venture shall at all times and under all circumstances be liable jointly and severally for the execution of the Contract in accordance with the Contract terms and a statement to this effect shall be included in the authorization mentioned under Sub-Para(b) above as well as in the Letter of Bid and in the Form of Contract Agreement (in case of a successful bid); and

9.2.5. copy of the agreement entered into by the joint venture partners shall be submitted with the bid stating the conditions under which it will function, its period of duration, the persons authorized to represent and obligate it and which persons will be directly responsible for due performance of the Contract and can give valid receipts on behalf of the

joint venture, the proportionate participation and corresponding duties & responsibilities of the several firms forming the joint venture, and any other information necessary to permit a full appraisal of its functioning. No amendments/modifications whatsoever in the joint venture agreement shall be agreed to between the joint venture partners without prior written consent of the Employer.

9.3. 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.

9.4. 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:

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

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

9.4.3. The Bidder shall furnish in the Letter of Bid name(s) of the potential DAAB member(s) and attach their curriculum vitae. The list of potential DAAB member(s) proposed by the Employer (Contract Data 21.1) and by the Bidder (Letter of Bid) shall be subject to mutual review and agreement of the Parties in accordance with Sub-Clause 21.1 of the Conditions of Contract, and shall form the basis for the constitution of the DAAB in the event of Contract award.

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

10.1. 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.

10.2. 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-V titled as “Eligible Countries”.

10.3. 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:

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

10.3.2. 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.

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

11. **Letter of Bid and Schedules**

11.1. 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.

12. **Bid Prices**

12.1. The bid prices quoted by the bidder in the Bidding Forms, Bill of Quantities and in the Schedule to Bid, shall conform to the requirements specified below or exclusively mentioned hereafter in the bidding documents.

12.2. 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.

12.3. The Bid price to be quoted in the Form of Bid in accordance with ITB 11 shall be the total price of the bid.

12.4. 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.

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

12.6. Prices quoted by the Bidder shall either be fixed or adjustable during the Bidder’s performance of the contract if specified in the BDS

12.7. 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.

13. **Currencies of Bid and Payment**

13.1. The unit rates and the prices shall be quoted by the Bidder entirely Pakistani Rupees. A Bidder expecting to incur expenditures in other currencies for inputs to the Works supplied from outside the Employer’s country (referred to as the “Foreign Currency Requirements”) shall indicate in Table III of Schedule-A to Bid the proportion of the Bid Price (excluding Provisional Sums) needed by him for the payment of such Foreign Currency Requirements; in such case the unit rates and the prices shall be quoted by the Bidder in Equivalent Pakistani Rupees. Comparison of Bids and tie of Bid shall be treated in accordance with the Public Procurement rules 2026, rule no. 42.

14. **Documents Comprising the Technical Proposal**

14.1. The bidder shall furnish a Technical Proposal including a statement of work methods, equipment, personnel, schedule and any other information as stipulated in Section IV – Bidding Forms, in sufficient detail to

demonstrate the adequacy of the bidder's proposal to meet the work requirements and the completion time.

15. **Bid Validity Period**

15.1. 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.

15.2. 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 37 of the Public Procurement Rules, 2026.

16. **Bid Security or Bid Securing Declaration**

16.1. Pursuant to ITB 10.1 unless otherwise specified in the BDS, the bidder shall furnish as part of its bid, a Bid Security in accordance with Rule 36 of the Public Procurement Rules, 2026 in the amount and currency specified in the BDS or Bid Securing Declaration as specified in the BDS in the format provided in Section IV (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, failing which shall result in rejection of Bid as non-responsive.

16.2. 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:

16.2.1. 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;

16.2.2. A cashier's or certified cheque; or

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

16.3. The Bid Security or Bid Securing Declaration shall be in accordance with the Form of the Bid Security or Bid Securing Declaration included in Schedule to Bid or another form approved by the Procuring agency/Employer prior to the bid submission.

16.4. The Bid Security shall be payable promptly upon written demand by the Procuring agency/Employer in case any of the conditions listed in ITB 16.9 are invoked.

16.5. Any bid not accompanied by a Bid Security or Bid Securing Declaration in accordance with ITB 16.1 or 16.3 shall be rejected by the Procuring agency/Employer and shall be declared as non-responsive bid, pursuant to ITB 25.

16.6. 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 15. 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:

16.6.1. The expiry of the Bid Security;

16.6.2. 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;

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

16.6.4. 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.

16.7. The successful bidder’s Bid Security will be discharged upon the bidder signing the contract pursuant to ITB 38, or furnishing the performance security (or guarantee), pursuant to ITB 39.

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

16.8.1. if a Bidder:

16.8.1.1. 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 15.2; or

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

16.8.2.1. to sign the contract in accordance with ITB 38; or

16.8.2.2. to furnish performance security (or guarantee) in accordance with ITB 39.

16.9. 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 Joint Venture or Lead/either Firm of the JV or in ratio of shares of the individual JV partners, submitting the bid.

17. **Withdrawal of Bids**

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

18. **Format and Signing of Bid**

18.1. 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 39 of the Public Procurement Rules, 2026. 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. **Withdrawal, 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 20.1**.

E. OPENING AND EVALUATION OF BIDS

23. **Opening of Bids**

23.1. The Procuring Agency will open bids in accordance with Rule 40 of the Public Procurement Rules, 2026 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 38 of the Public Procurement Rules, 2026.

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 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 **GC** and the **PC** 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 28, 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 25, 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. 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 39.3**.

29. **Conversion to Single Currency**

29.1. Comparison of bids quoted in different currencies and conversion of bids into a single currency shall be carried out in accordance with the Public Procurement Rule 2026, rule no. 42(2) as specified in the BDS

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 25**.

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 27;

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 10**.

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 in accordance with the Public Procurement Rules 2026 rule no. 43. 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, a Bid containing Bid price that is less or lesser than twenty five percent (25%) of the Procuring agency/Employer's estimate.

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 10.**

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 10**, 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 34 and 35**, 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 Successful Bidder in accordance with Public Procurement Rules 2026 rule no. 26(3).

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 45 of the Public Procurement Rules, 2026. 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 48 of the Public Procurement Rules, 2026.

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 39** and signing of the contract in accordance with **ITB 38**.

39.4. Upon the successful bidder’s furnishing of the performance security (or guarantee) pursuant to **ITB 39**, 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 16**.

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 65 of the Public Procurement Rules, 2026 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 25 of the Public Procurement Rules, 2026 i.e. Blacklisting and “Blacklisting and Debarment of Bidders or Contractors Regulations 2024.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

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:**Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA))** The subject of procurement is:**DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT ISLAMABAD** Expected commencement date: **Friday, January 15, 2027**
2.	**2.1**	Financial year for the operations of the Procuring Agency:**2026-27** Name and identification number of the Contract: **P204018**
3.	**3.1**	JV/Consortium or AssociationAllowed: **Yes** Number of JV/Consortium Members: **2**
B. Bidding Documents		

4.	**6.2 & 6.4**	The Bidders may seek clarifications through **EPADS v2.0**: Clarification Date: Tuesday, December 1, 2026 Pre-Bid Meeting: Friday, November 27, 2026 11:00 AM Venue: Landside Division, Islamabad International Airport, Islamabad
5.	**7.2**	Any addendum, in case issued, shall be published on **Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA))** website and on **EPADS v2.0**.
C. Preparation of Bids		
6.	**8.1**	List of documents required along with the bid: No
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: **120 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, Banker's Cheque, Call at Deposit**
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; **Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory** Bids that are not submitted on EPADS v2.0 shall be disqualified. The deadline for Bids submission is: **Friday, December 4, 2026 11:00 AM**

E. Opening and Evaluation of Bids

18.	**24.1**	The Bids opening shall take place on **EPADS v2.0**. Day *:* ***Friday*** Date:***December 04, 2026*** Time *:* ***11:30 AM***
19.	**30.2**	Selection technique adopted will be: **Least Cost Based Selection (LCBS)** *see Evaluation Criteria*

F. Award of Contract

20.	**41.1 & 41.2**	The Performance guarantee shall: **5.00%**. The Performance Guarantee shall be acceptable in the form of:**Pay Order, Banker's Cheque, Call at Deposit, 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
NADRA CITIZENSHIP (CNIC/NICOP) FBR (NTN) SECP PEC Registrar of Firms

Eligibility Criteria	Document
Valid PEC Registration Category C-1 or above, with specialization codes CE-10, BC-01, ME-01 , EE-02, EE-04, EE-06, EE-07/EE-08	Yes
Professional tax: valid Professional Tax Certificate for the current financial year.	Yes
Authority to sign: authorisation letter or power of attorney for the person signing the bid.	Yes
Affidavit: on stamp paper, confirming the firm is not blacklisted by any government or semi-government organisation and has no litigation affecting its eligibility.	Yes

Evaluation Criteria

Least Cost Based Selection (LCBS)

Weightage

Technical Evaluation %
100

Technical Marks	100
Passing Marks	**70**
General Experience (10 marks)	
Firm in business as a building contractor for 10 years or more (Quantitative)(Doc Required)	5
At least 3 building projects completed in the last 10 years, each PKR 300 million or more (Quantitative)(Doc Required)	5
Previous Similar Experience (35 marks)	
One building construction project (office, commercial, institutional, government, educational, hospital or hotel building, including structure, finishes and services) completed by the bidder in the last 7 years from the bid deadline, with contract value of PKR 1,000 million or more. (Quantitative)(Doc Required)	10
Second building construction project (office, commercial, institutional, government, educational, hospital or hotel building, including structure, finishes and services), different from Similar Project 1, completed by the bidder in the last 7 years from the bid deadline, with contract value of PKR 1,000 million or more. (Quantitative)(Doc Required)	10

At least one steel-structure building (PEB or conventional steel frame) of 20,000 sq ft or more covered area, designed and constructed by the bidder (design-build), either completed in the last 7 years or in hand with the steel structure fully erected. (Quantitative)(Doc Required)	15
Technical Team (25 marks)	
Project Manager: civil engineer, PEC-registered, 12 years experience (Quantitative)(Doc Required)	5
Structural Engineer / Design Lead: PEC-registered, 10 years exp, steel building design (Quantitative)(Doc Required)	5
Architect: registered, 8 years exp (Quantitative)(Doc Required)	3
Electrical Engineer: PEC-registered, 8 years exp (Quantitative)(Doc Required)	3
Mechanical Engineer: PEC-registered, 8 years exp (Quantitative)(Doc Required)	3
Site Engineers minimum 02 (one per Section): PEC-registered, 5 years exp (Quantitative)(Doc Required)	4
QA/QC Engineer (5 years exp) (Quantitative)(Doc Required)	2
Technical Proposal and Work Plan (15 marks)	
Design concept (structure, facade, services) meeting the Employer’s Requirements (Quantitative)(Doc Required)	6
Work programme for both Sections within the completion times (Quantitative)(Doc Required)	5
Construction methodology (Quantitative)(Doc Required)	4
Equipment and Steel Fabrication (5 marks)	
Steel fabrication: own workshop, or a named fabricator with a signed agreement (Quantitative)(Doc Required)	3
Key equipment (cranes, concrete supply, scaffolding), owned or hired (Quantitative)(Doc Required)	2
Financial Capacity (10 marks)	
Average annual turnover of the last 3 years: PKR 1,200 million or more (audited accounts) (Quantitative)(Doc Required)	5

Bank credit line or liquid assets for this project: PKR 240 million or more (bank certificate dated within 30 days) (Quantitative)(Doc Required)	5

Jobs/Lots

Lot Title : Engineering, Procurement & Construction (EPC) of Offices for Pakistan Airports Authority (PAA) and Civil Aviation Authority (CAA) at IIAP

Bid Security : 35000000 PKR

Job	Delivery Schedule	Quantity
Section 1 – PAA & CAA Office Complex, Islamabad	**Address:** Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory **Schedule:** 305 Days **Quantity:** 118608/sqft	118608/sqft
Section 2 – Aviation Block, Islamabad	**Address:** Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory **Schedule:** 305 Days **Quantity:** 30324/sqft	30324/sqft

Related Services :

No

Work Specifications and Market Rates

Lot Title: Engineering, Procurement & Construction (EPC) of Offices for Pakistan Airports Authority (PAA) and Civil Aviation Authority (CAA) at IIAP

Specifications / Requirements:

Sr. No	Ref. No.	Description	Unit	Qty	Rate	Amount

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1	1	Section 1 – PAA & CAA Office Complex, Islamabad: design, approvals, construction, finishing, installation, testing, commissioning and handover of the steel-structure office complex (about 118,608 sq ft), complete with foundations, steel frame and floor slabs, roof and facade, all internal finishes, electrical works with generator and UPS, AC units,	Sq ft.	Sq ft 118,608		

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2	2	Section 2 – Aviation Block, Islamabad: design, approvals, construction, finishing, installation, testing, commissioning and handover of the steel-structure Aviation Block, Ground + 3 (about 30,324 sq ft), complete with foundations, steel frame and floor slabs, brick facade (or as approved), roof, all internal finishes, two passenger lifts, electrical works with	Sq ft.	Sq ft 30,324		

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3		Total				2400000000
					GRAND TOTAL:	Rs2,400,000,000.00

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Scope of Work

Design and construction (EPC / design-build, lump sum) of two steel-structure buildings at Islamabad, complete in all respects and ready for use:

- Section 1 – PAA & CAA Office Complex

Steel-structure office complex, Ground + 1 (one block Ground + 2), covered area 118,608 sq ft

Office blocks, service cores, toilets, pantries, IT room and plant rooms, as per drawings

External works: roads, paving, car parking, drainage, external lighting and landscaping

Section 2 – Aviation Block

Steel-structure office building, Ground + 3, covered area 30,324 sq ft

Brick facade (or as approved by PAA), two passenger lifts, Situation Room and Conference Halls

Work included in both Sections

Site survey, soil investigation, complete design and drawings, and all approvals and NOCs

RCC foundations, steel frame, floor slabs (steel deck or RCC), roof and facade

All internal finishes: partitions, ceilings, flooring, doors, toilets, paint and signage

Electrical works, standby generator and UPS

Air-conditioning (inverter split / cassette AC units) and exhaust fans

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Plumbing, water supply, drainage and sewerage

Fire fighting system, and fire alarm and detection system

IT cabling, CCTV, access control and public address system

Connections to PAA’s existing services

Testing, commissioning, handover, and 12 months’ defects liability.

Detailed requirements are given in the Employer’s Requirements, drawings and Special Conditions attached with the bidding documents.

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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

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: Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA)), Deputy Director Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory

The Supplier is:

The title of the subject procurement is: DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT 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:

Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA)), Deputy Director
Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory
+92-315-983-2148
muhammadsuleman@paa.gov.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:

Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA)), Deputy Director
Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory
+92-315-983-2148
muhammadsuleman@paa.gov.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 **0.05%** 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 **5.00%** of the contract price in acceptable form of **Pay Order, Banker's Cheque, Call at Deposit, 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.

Delivery & Documents

Copies of the Supplier’s invoice showing Goods’ description, quantity, unit price, and total amount;

Copies of the packing list identifying contents of each package;

Manufacturer’s or Supplier’s Valid Warranty Certificate;

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.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Bid Securing Declaration

Form 9: Bid Securing Declaration

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

Bid No.:***P204018***

To: **Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA)), Deputy Director Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory**

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 **Islamabad International Airport (Pakistan Airports Authority) (Pakistan Airports Authority (PAA)), Deputy Director Landside Division, Islamabad International Airport, Islamabad, Islamabad Capital Territory**

(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., **DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT ISLAMABAD (*P204018*)** 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

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.

Annexure

ITB and Draft Contract

All bidders to read and submit signed and stamped copy of this in hard as well as upload on EPADs

Technical Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **ITB and Draft Contract** (page number: 81)

Forms and List of banks and approved manufacturers

Information (Read-Only)

See Form Under Additional Forms and Documents: **Forms and List of banks and approved manufacturers** (page number: 110)

Financial Proposal

Bidders shall fill in, sign and stamp the attached Financial Proposal (Annex-1 to Annex-7) and BOQ, and upload them in the financial envelope only. Prices must be quoted as a lump sum for Section 1 and Section 2, inclusive of all taxes, and the Contract Price shall be stated in the Letter of Price Bid (Annex-2). Financial proposals will be opened only for bidders who obtain 70% or more marks in the technical evaluation. Any price or rate shown in the technical submission will make the bid non-responsive.

Financial Submission (Vendor)

Document Required

See Form Under Additional Forms and Documents: **Financial Proposal** (page number: 116)

Employer's Requirements / Scope of Works

This annexure contains the Employer’s Requirements for the design and construction (EPC) of the PAA & CAA Office Complex (Section 1) and the Aviation Block (Section 2), Islamabad. It sets out the scope of work, covered areas for bidding, design obligations, structural and building services requirements, finishes, external works, approvals, handover and defects liability. Bidders shall read it together with the tender drawings, Special Conditions of Contract and Payment Schedule, and shall price their bids accordingly.

Information (Read-Only)

See Form Under Additional Forms and Documents: **Employer's Requirements / Scope of Works** (page number: 125)

Section-1 HQPAA and HQCAA Drawings / Layouts

Information (Read-Only)

See Form Under Additional Forms and Documents: **Section-1 HQPAA and HQCAA Drawings / Layouts** (page number: 132)

Aviation Block drawings

Information (Read-Only)

See Form Under Additional Forms and Documents: **Aviation Block drawings** (page number: 137)

Special Conditions / Provsions of Contract

Prospective bidders shall thoroughly read these Special Conditions of Contract before preparing their bids, and price their bids accordingly.

Information (Read-Only)

See Form Under Additional Forms and Documents: **Special Conditions / Provsions of Contract** (page number: 143)

HSE manual

Information (Read-Only)

See Form Under Additional Forms and Documents: **HSE manual** (page number: 152)

Specs / Details for Electrical Works of HQPAA and HQCAA building

Information (Read-Only)

See Form Under Additional Forms and Documents: **Specs / Details for Electrical Works of HQPAA and HQCAA building** (page number: 171)

Specs / Details for VRF Works of HQPAA and HQCAA building

Information (Read-Only)

See Form Under Additional Forms and Documents: **Specs / Details for VRF Works of HQPAA and HQCAA building** (page number: 180)

Specs / Details for Electrical Works of Aviation Office Block

Information (Read-Only)

See Form Under Additional Forms and Documents: **Specs / Details for Electrical Works of Aviation Office Block** (page number: 184)

Specs / Details for HVAC/ VRF Works of Aviation office block

Information (Read-Only)

See Form Under Additional Forms and Documents: **Specs / Details for HVAC/ VRF Works of Aviation office block** (page number: 190)

IT Works Annex Specs

Information (Read-Only)

See Form Under Additional Forms and Documents: **IT Works Annex Specs** (page number: 194)

Procurement Forms

Past Construction Experiences

As required under Evaluation Cirteria

See Form Under Additional Forms and Documents: **Past Construction Experiences** (page number: 196)

Contractor's Key Personnel Representative and Their Schedules

As required under Evaluation Cirteria

See Form Under Additional Forms and Documents: **Contractor's Key Personnel Representative and Their Schedules** (page number: 202)

Past Experience and Completed Contracts

As required under Evaluation Cirteria

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

Financial Capacity and Net Worth Evaluation Form

As required under Evaluation Cirteria

See Form Under Additional Forms and Documents: **Financial Capacity and Net Worth Evaluation Form** (page number: 207)

Average Annual Turnover

As required under Evaluation Cirteria

See Form Under Additional Forms and Documents: **Average Annual Turnover** (page number: 209)

PUBLIC PROCUREMENT REGULATORY AUTHORITY
(PPRA)
EPADS

Additional Forms and Documents

CONTRACT DOCUMENT

PAKISTAN AIRPORTS AUTHORITY

NAME OF WORK:

DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT IIAP, ISLAMABAD

CONTRACT AGREEMENT NO:

PUBLIC PROCUREMENT REGULATORY AUTHORITY EPADS

A. MEMORANDUM OF RUNNING BILLS

S.No.	Amount	Dated Initials of Account Personnel

B. MEMORANDUM OF EXTENSION OF TIME

S.No.	From	To	Dated Initials of Personnel

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1.	Date and time of Receipt of Bid(s)	As per tender notice / EPADs
2.	Date and time of opening of Bid(s)	As per tender notice/ EPADs
3.	Submission of Bids	Online through EPADS

[Divisional Engineer]

GENERAL INSTRUCTIONS

1) Bids shall be submitted electronically on PPRA EPADS portal.

2) Bidders are advised in their own interest to review the contents of Bidding Documents thoroughly and perform due diligence at their own cost prior to participating in the bidding process.

3) The Bid Security shall be in the form as prescribed in the Invitation to Bids.

4) Original instrument of Bid Security along with stamp papers as required, must be submitted at the time of Bid Opening in sealed envelope well before the closing date and time mentioned in Invitation to Bids and its scanned copy must be attached with the electronic bid to be submitted online on EPADS.

5) Should a Bidder fail to submit original instrument of Bid Security in sealed envelope before the closing date and time of Bid Opening or does not attach its scanned copy with the electronic bid, their bid shall be rejected outrightly.

6) All Bidders are requested to submit the bidding documents, without making any changes to the original text, complete with drawings, specifications etc. containing the signatures of the Bidder's representative on each and every page of the documents.

7) The Bidders are advised to submit physical (hard form) bid in original on the date and time mentioned in the invitation to bids to assist in evaluation, however that is not mandatory. In case of any discrepancies between the bid submitted physically and on EPADS, the latter shall prevail.

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DECLARATION

It is hereby solemnly affirmed and declared that I / we are not serving employees of any Government organization including PAA, and that it is further assured that if I / we had been previously engaged with PAA as an employee, then that service or employment had ceased to be in effect two years prior to the date of advertisement for this Work.

It is hereby further solemnly affirmed and declared that no serving or retired employee who has not completed two years after retirement from PAA is employed at our Contracting business.

It is hereby further undertaken and guaranteed that no serving or retired employee who has not completed two years after retirement from PAA shall be permitted to have any financial interest in the said Contracting business during the currency of this Contract with PAA.

It is clearly understood and agreed that in the event of a breach of the above undertaking during the currency of this Contract, the said Contract shall be liable to immediate cancellation in which case the security deposits and all other monies due or which may become due to PAA shall stand forfeited and be absolutely at the disposal of the PAA.

[Contractor's Signatures with Seal]

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INVITATION TO BIDS

Date: _____

1. Pakistan Airports Authority, invites bids from eligible Constructors licensed by the Pakistan Engineering Council in the appropriate category for the Works named on the cover page.

2. The bidding process shall be conducted in line with the single stage one envelope procedure prescribed under Public Procurement Rules 2026, e-Pak Procurement Regulations, 2026 and any Regulations, Regulatory Guides, Procurement Guidelines or Instructions issued by the PPRA (from time to time), and is open to all potential eligible bidders registered in the EPADS.

3. All bids must be accompanied by Bid Security in an acceptable form in the prescribed amount.

4. The electronic bids prepared in accordance with the instructions prescribed in the electronic bidding documents must be submitted through EPADS on or before the bid closing date and time. Electronic bids will be opened by using EPADS on the same day 30 minutes after bid closing time.

[Divisional Engineer]

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INSTRUCTIONS TO BIDDERS

1. The invitation to bids shall contain the name of work to be carried out as well as the date for submitting and opening the bids and the time allowed for carrying out the work; also the amount of *bid security* to be deposited with the bid. Copies of the specifications, designs and drawings and any other documents required in connection with the work signed for the purpose of identification by Pakistan Airports Authority (PAA) shall also be open for inspection by the Contractor at the office of the Additional Director / Project Manager / Divisional Engineer during office hours.

2. Where a bid is being submitted by a firm, it must be signed separately by each partner thereof, or in the event of the absence of any Partner, it must be signed on his behalf by a person holding a power of attorney authorizing him to do so, such power-of-attorney to be produced with the bid and a Photostat of the Partnership Deed should accompany the bid.

3. Where a firm of Contractors is an incorporated company registered under the Companies Act, the Contractors shall furnish the following documents:

a) Memorandum and Articles of Association together with a copy of certificate of incorporation.

b) In case the Contract is to be signed by one of the Directors of the Contractor's Company, a certified copy of the resolution of the Board of Directors or a Photocopy of the General Power of Attorney executed by the Company authorizing such Directors to enter into and sign the Contract with PAA.

4. The memorandum of work and the schedule of materials to be supplied by the PAA and their issue rates, shall be filled, and completed in the office of Divisional Engineer before the bidding document is uploaded on EPADS.

5. The bidder shall also produce a certificate of registration with the Income Tax Authority, and proof of being Active Taxpayer and attach it with the bid.

6. Bidders may request clarification of the Bidding Documents by sending a written query to the PAA through EPADS. The PAA may, if deemed appropriate, respond to the request at least two days before the bid submission deadline.

7. PAA may, at its discretion convene a pre-bid meeting to provide clarifications on the Bidding Documents. If held, the date, time, and venue of the meeting shall be specified on the EPADS. Bidders are encouraged to submit any queries in writing no later than seven (7) days prior to the scheduled meeting. The minutes of the meeting, including all questions raised and responses provided, shall be promptly circulated to all recipients of the Bidding Documents.

8. Bidders are advised to visit and inspect the Site and its surroundings at their own risk and cost, and to conduct all necessary due diligence to obtain sufficient information for the preparation of their bids and execution of the Contract. PAA shall permit such visits, subject to prior coordination; however, bidders and their representatives shall enter the site entirely at their own risk and shall indemnify and hold harmless the PAA, its personnel, and agents from any liability, loss, damage, injury, or expense arising from or related to such visits.

9. PAA may amend the Bidding Documents at any time before the bid submission deadline, either on their own or in response to a bidder's request for clarification, by issuing a written addendum. Each addendum will become part of the Bidding Documents and will be shared with all purchasers, who must acknowledge receipt in writing. If needed, PAA may extend the bid submission deadline to allow bidders sufficient time to consider the changes.

10. Bidders who propose any alteration in the work specified in the said form of an invitation to bid, or in the time allowed for carrying out the work, or which contain any other condition of any sort,

will be liable to rejection. No single bid shall include more than one work, but Contractors who wish to bid for two or more works shall submit a separate bid for each work.

11. No alterations or additions shall be made by the Contractor in the schedule of quantities and rates must be filled in ink (blue or black) or typed out both in figures and words clearly and legibly in the columns provided in the schedule of Quantities. All corrections must be signed by the Contractors.

12. Bidders shall not be reimbursed any cost of any kind whatsoever incurred by them in connection with preparation and submission of their Bids.

13. Arithmetical errors in the bid will be rectified on the following basis:

a) If there is a discrepancy between the amounts in figures and in words, the amount in words will govern; and if there is a discrepancy between the unit rate and the line item total resulting from multiplying the unit rate by the quantity, the unit rate as quoted will govern, unless in the opinion of the PAA there is an obviously gross misplacement of the decimal point in the unit rate, in which case the line item total as quoted will govern and the unit rate will be corrected.

b) If the bidder quotes different rates for the same items across sub-heads, or attaches page(s) containing items with varying rates for the same item(s), the lowest unit rate will be considered for evaluation.

c) If the bidder does not accept the corrected / evaluated amount of bid, their bid will be rejected, and bid security shall be forfeited.

14. Bids shall be accompanied by a Call Deposit Receipt, Pay Order, or a Banker's Cheque of the amount given in the Memorandum as Bid Security. The Bid Security shall be returned to the un-successful bidders, after the work has been awarded.

15. The quoted bid rates or amounts shall be inclusive of all taxes (but excluding provincial sales tax on services), duties, and cess, etc as applicable fourteen (14) days prior to the date of bid opening, and no claim on this account shall be entertained by PAA.

16. The completed Bid form shall be submitted in accordance with the instructions prescribed by PPRA for submitting electronic bids through EPADS on or before the closing date and time. Electronic bids will be opened by using EPADS on the same day 30 minutes after bid closing time.

17. Original bid submitted electronically shall also be submitted physically along with *Bid Security* in a Sealed Envelope and addressed and delivered in person or sent by Registered post / courier so that it reaches well in time before the opening date, as notified by the PAA. The sealed envelope shall have the name of work, as mentioned in invitation to bids, written on top of it. In case of any discrepancies between the bid submitted physically and on EPADS, the latter shall prevail. The instrument of Earnest Bid Security shall compulsorily be submitted in physical form on the opening date and time, whereas submission of the bid physically is recommended but not mandatory.

18. When a bid is accepted, a receipt for the *bid security* forwarded therewith shall thereupon be given to the Contractor. In the event of a bid being rejected the *bid security* forwarded with such unaccepted bid shall thereupon be returned to the Contractor.

19. The receipt given by an accountant or clerk for any money paid by the Contractor will not be considered as an acknowledgement of payment to the PAA and the Contractor shall be responsible for seeing that he procures a receipt signed by the Divisional Engineer or his authorized officer.

20. Bids will be opened and read in public on the date and time for the opening. Bids whose bid security is received after the time set for receipt shall be rejected. Bidders who submit their bid security but their bids are not uploaded on EPADS or fail to show on EPADS will be considered and held as non-participants.

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21. Additional Director / Project Manager / Divisional Engineer or his duly authorized representative shall open bids in the presence of intending Contractor who may be present at the time and will enter the amounts of all the bids in a Comparative Statement in a suitable form.

22. PAA reserves the rights to postpone the date or time of submission and opening of Bids. Should the date of opening the Bids be postponed, PAA shall give notice of such postponement.

23. The bid shall remain valid for a period of One Hundred & Twenty (120) days from the date of bid opening. In exceptional cases, before this period expires, PAA may request an extension—no longer than the original validity period. Bidders may refuse to extend the bid validity without losing their Bid Security. Those who agree must extend the Bid Security accordingly but cannot change their bids.

24. PAA is not bound to award the Contract to the lowest or to any Bidder and reserves the right to reject any or all Bids and to waive any formalities in the Bids received such as deviations in the use and presentation of the specified Bidding Documents and forms, if it appears to be in the interest of the PAA.

25. Bid shall be accepted by the competent officer of PAA. The acceptance of the Bid shall bind the Bidder to execute the Contract Agreement within the specified period failing which the Bidder shall forfeit his Bid Security not as penalty, but as liquidated damages.

26. For works costing more than Rs. 10 Million, the Contractor shall furnish to the PAA within fourteen (14) days after receipt of Letter of Acceptance, a Performance Security in the form of an irrevocable Bank Guarantee from the Banks approved by PAA (as per the list provided in Appendix-E to Bidding Documents) for an amount equalling to five percent (5%) of the total amount of bid at the time of signing the agreement. The irrevocable Performance Security shall have validity till thirty (30) days after the date of final completion of works. The bond for Performance Security shall be executed on non-judicial stamp paper of appropriate value.

27. For works costing more than Rs. 65 Million, the Contractor may be given a Mobilization Advance of up to 10% of the bid cost by PAA on production of an irrevocable bank guarantee of an equivalent amount from Banks approved by PAA (as per the list provided in Appendix-E to Bidding Documents). The same will be recovered at the rate of 10% of gross amount of the running bills of the Contractors.

28. Prior to engaging in the bidding process, the bidders should at their own cost, read and acquaint themselves with the PAA's procedure for blacklisting of contractors and suppliers available on PAA website: (*https://paawebadmin.paa.gov.pk/media/fdpcknji/caao-003-escw.pdf*)

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MEMORANDUM

a) Name of Work **DESIGN-BUILD CONTRACT FOR CONSTRUCTION OF PAA, CAA AND MoD (AVIATION WING) OFFICE BUILDINGS AT IIAP, ISLAMABAD**

b) General Description of Works

c)	**Bid shall be enclosed with (Bid Security)**	Call Deposit Receipt, Pay Order, or a Banker's Cheque from a scheduled Bank in Pakistan, of an amount mentioned in the invitation to bids.
d)	**Security Deposit (including Bid Security)**	Five per cent (5%) of the Contract Price.
e)	**Deduction of Income Tax**	As per Income Tax Ordinance 2001 amended from time to time.
f)	**Time allowed for the work**	**10 Months** (from the date of written order to commence)
g)	**Bill of Quantities**	As per attached schedule.

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LETTER OF OFFER FOR EXECUTION OF WORKS

I / We hereby submit our offer (bid) for the execution of the work specified in the above written memorandum within the time specified in each memorandum at the rates specified therein, and in accordance with the specifications, designs, drawings and instructions and with such materials as are provided for by and in all other respects in accordance with such conditions so far as applicable.

2. I / We understand that all the Schedules and Annexes attached hereto form part of this Bid.

4. I / We agree to abide by this bid for the period of one-hundred twenty (120) days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

3. Should this bid be accepted, I / We hereby agree to abide by and fulfil all the terms and provisions of the said conditions of contract annexed hereto so far as applicable or on default thereof to forfeit and pay to the Pakistan Airports Authority (PAA) the sum of money mentioned in the said conditions.

5. Unless and until a formal Agreement is prepared and executed, this bid, together with your written acceptance thereof, shall constitute a binding contract between us.

6. I / We undertake, if our bid is accepted, to execute the Performance Security referred to in Conditions of Contract for the due performance of the Contract.

7. I / We understand that you are not bound to accept the lowest evaluated or any bid you may receive.

8. I / We do hereby declare that the Bid is made without any collusion, comparison of figures or arrangement with any other person or persons submitted a bid for the Works.

9. As security for due performance of the undertakings and obligations of this Bid, we submit herewith a *Bid Security* in the amount of _____drawn in your favour or made payable to you and valid for a period of twenty-eight (28) days beyond the period of validity of bid.

Dated the _____day of _____20_____

Witness **[Signature of Contractor]**

Address

The above bid is hereby accepted by me on behalf of PAA.

Dated the _____day of _____20_____

[Signature of Officer by whom accepted]

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(On appropriate valued non-judicial stamp papers)

FORM OF AGREEMENT

THIS CONTRACT AGREEMENT (hereinafter called the "Agreement") made on the _____ day of _____ 20_____ between **PAKISTAN AIRPORTS AUTHORITY,** established under the Pakistan Airports Authority Act, 2023, having its Head Office at Terminal-I, JIAP, Karachi, through its duly authorized officer (hereinafter called the "PAA") of the one part;

AND

M/s._____ registered with Pakistan Engineering Council as a licensed Constructor / Operator, having its office at _____ "through its duly authorized person namely _____ (designation) (hereinafter called the "Contractor") (which term shall include its successors-in-interest, authorized representatives and executors) of the other part.

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

NOW this Agreement witnesseth as follows:

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

2. The following documents after incorporating addenda, if any, shall be deemed to form and be read and construed as part of this Agreement, viz:

(a) The Letter of Acceptance;
(b) The completed Letter of Offer for Execution of Works;
(c) The General Conditions of Contract;
(d) The Special Conditions of Contract (if attached).
(d) The Bill of Quantities;
(e) The Specifications; and
(f) The Drawings

3. In consideration of the payments to be made by the PAA to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the PAA to execute and complete the Works and remedy defects therein in conformity and in all respects within the provisions of the Contract.

4. The PAA hereby covenants to pay the Contractor, in consideration of the execution and completion of the Works as per provisions of the Contract, the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

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

_____ _____
(For and on behalf of Contractor) (For and on behalf of PAA)
CNIC No. _____

Signed, Sealed and Delivered in the presence of:

Witness (1): Witness (2):

_____ _____
(Name, CNIC No. and Address) (Name, CNIC No. and Address)

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GENERAL CONDITIONS OF CONTRACT

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

1.1 **"PAA"** means Pakistan Airports Authority and includes its duly authorized agents, successors and assigns.

1.2 **"Competent authority"** means an officer of PAA under whose competence the acceptance of bid lies.

1.3 **"Contractor"** means the person or persons, firm or Company whose Bid (as hereinafter defined) has been accepted by PAA and includes the Contractor's personal representatives, successors and permitted assigns, but does not include any sub-contractor.

1.4 **"Divisional Engineer"** means an Engineer duly authorized by the PAA for execution of work.

1.5 **"Representative of Divisional Engineer"** means any duly authorized officer or officers appointed by the PAA to perform the duties set forth.

1.6 The expression **"Works"** means all the works specified or set forth and required in and by the said specifications, drawings and schedule hereto or to be hereafter specified or required in such explanatory instructions and drawings and also in such additional Instructions and drawings as such from time to time, during the progress of the work hereby contracted for, be supplied by PAA.

1.7 **"Contract"** means the Conditions of Contract specifications, Drawings, priced schedule of Quantities, Bid and the Contract Agreement.

1.8 **"Contract Price"** means the amount / sum stated in the letter of Acceptance, subject to such additions thereto or deductions there from as may be made under the provisions hereinafter contained.

1.9 **"Construction Plant"** means all appliances, equipment or things of whatsoever nature required in or about the execution, completion or maintenance of the Works or Temporary works.

1.10 **"Temporary Works"** means all temporary works of every kind required in or about the execution completion or maintenance of the work.

1.11 **"Drawings"** means the drawings referred to in the Specifications and any modifications of such drawings approved in writing by the PAA and such other drawings as may from time to time be furnished or approved in writing by the Divisional Engineer.

1.12 **"Site"** means the lands and other places on, under, in, through which the works are to be executed or carried out and any other lands or places provided by the PAA for purposes of the Contract.

1.13 **"Approved"** means approved in writing including subsequent written confirmation of previous verbal approval and "Approval" means approved in writing including as aforesaid.

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1.14 **"Tender"** means the offer tendered by the Contractor for the works governed by the contract and includes all documents annexed to the offer.

2 Extent of Contract The Contract comprises the construction, completion and maintenance of the Works and except in so far as the Contract otherwise provides, the provision of all labour, materials, construction plant, temporary works and everything whether of temporary or permanent nature required in and for such construction, completion and maintenance so far as the necessity for providing the same as specified in or reasonably to be inferred from the Contract.

3 Documents Mutually Explanatory The several documents forming the Contract are to be taken as mutually explanatory of one another and in case of ambiguities or discrepancies, the same shall be explained by the Divisional Engineer whose explanation in this respect shall be final.

4 Sufficiency of Tender

The Contractor shall be deemed to have satisfied himself before bidding as to the correctness, completeness and sufficiency of his Bid for the works and of the rates and prices stated in the priced schedule of Quantities which rates and prices shall except in so far as otherwise provided in the Contract cover all his obligations under the Contract and all matters and things necessary for the proper completion and maintenance of the Works.

5 Inspection of Site The Contractor shall inspect and examine the Site and its surroundings and shall satisfy himself before submitting the bid, as to the nature of ground and sub soil, the form and nature of the Site, the quantities and nature of the work and materials necessary for the completion of the works and the means of access of the Site, the accommodation he may require and in general shall himself obtain all necessary information as to risk, contingencies and other circumstances which may influence or affect his Bid.

6 Possession of Site The Divisional Engineer, with the written order to commence the works will give to the Contractor possession of the Site as may be required to enable the Contractor to commence and proceed with the construction of the works in accordance with the program referred to in clause 10 hereof and otherwise in accordance with such reasonable proposals of the Contractor as he shall by notices in writing to the Divisional Engineer make and will from time to time as the works proceed give to the Contractor possession of such further portions of the Site as may be required to enable the Contractor to proceed with the construction of

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Works with due diligence in accordance with the said programme or proposals (as the case may be).

7 Drawings Three copies of each of the approved Drawings shall be furnished by PAA to the Contractor free of cost. The Contractor shall provide and make at his own expense any further copies required by him.

8 Drawings to be kept on Site One copy of each of the Drawings furnished to the Contractor as aforesaid shall be kept by the Contractor on the Site and the same shall at all times be available for inspection and use by the Divisional Engineer the representative of the Divisional Engineer.

9 Further Drawing and Instructions The Divisional Engineer shall have full power and authority to supply to the Contractor from time to time during the progress of the works such further Drawings and instructions as shall be necessary for the purpose of the proper and adequate execution and maintenance of the works and the Contractor shall carry out and be bound by the same.

10 Programme to be furnished As soon as practicable after the acceptance of his Bid, the Contractor shall submit to the Divisional Engineer for his approval a programme showing the order of procedure and method in which he proposes to carry out the Work and shall furnish for his information, particulars in writing of the Contractor's arrangements for carrying out of the works and the constructional plant and temporary works which the Contractor intends to supply, use or construct, as the case may be. The submission to and approval by the Divisional Engineer or the Representative of the Divisional Engineer of such programme or the furnishing or such particulars shall not relieve Contractor of any of his duties or responsibilities under the Contract.

11 Commencement The Contractor shall commence the Works on Site after the receipt by him of an order in writing to commence work from the Divisional Engineer and shall proceed for the same with due diligence (time being the essence of the Contract on the part of the Contractor).

12 Contractor's Superintendence The Contractor shall give or provide all necessary superintendence during the execution of the Works and as long thereafter as the Divisional Engineer may consider necessary for the proper fulfilling of the Contractor's obligations under the Contract. The Contractor or his competent, qualified and authorized agent or representative approved by the Divisional Engineer in writing (which approval may at any time be withdrawn) is to be constantly on the Works and shall give his whole time to the superintendence of the same if such approval shall be withdrawn by the Divisional Engineer, the Contractor shall without any delay, after receiving written notice of such withdrawal, remove the Agent from the site and shall not thereafter the employ him again on the Site in any capacity and shall replace him by another agent approved by the Officer, Such authorized agent or representative shall receive, on behalf of the Contractor directions and instructions from the Divisional Engineer or the representative of the Divisional Engineer. The Contractor shall also

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employ full time Engineer / Sub-Engineer, duly qualified in Civil / Electrical / Mechanical Engineering and having professional experience of at least three years for the purpose of execution of the proposed works and giving full time engineering / technical superintendence during all phases of execution and for receiving technical directions and instructions from the Divisional Engineer.

13 Contractor's Employees

The Contractor shall provide and employ on the Site in connection with the execution and maintenance of the Works:

13.1 Only such technical personnel as are skilled and experience in their respective fields and such sub-agents, foremen and leading hands as are competent to give proper supervision to the work they are required to supervise.

13.2 Such skilled and semi-skilled and unskilled labour as is necessary for the proper and timely execution and maintenance of the Works.

14 Removal of Contractor's Employees

The Divisional Engineer shall have the power to object in writing to and require the Contractor to remove forthwith from the Work any person employed by the Contractor in or about the execution or maintenance of the works who in the opinion of the Divisional Engineer is misconducting himself or is incompetent or negligent in the proper performance of his duties or whose employment is otherwise considered reasonably by the Divisional Engineer to be undesirable. Any person so removed from the works shall be replaced without delay by a competent substitute approved by the Divisional Engineer. The Contractor shall not demand the reasons from the Divisional Engineer for requiring the removal of any one of his employees.

15 Supply of Plant Materials and Labour

Except where otherwise expressly specified, the Contractor shall at his own expense supply and provide all the Constructional plants, work materials, both for temporary and for permanent works, labour (including the supervision thereof) transport to or from the site and in and about the works and other things of every kind required for the construction, completion and maintenance of the works.

16 Works to be executed in accordance with specifications drawings etc.

The Contractor shall execute the whole and every part of the work in the most substantial and workman-like manner and both as regards materials and otherwise in every respect in strict accordance with the specifications. The Works executed by the Contractor shall also conform exactly, fully and faithfully to the designs, drawings and instructions in writing relating to the work issued by the Divisional Engineer.

17 Action where no specification

In the case of any class of work for which there is no such specifications, such work shall be carried out in accordance with the written instructions, and requirements of the Divisional Engineer.

18 Quality of Material,

All materials and workmanship shall be of the respective kinds described in the Contract and in accordance with the instructions of the Divisional Engineer and shall be subjected from time to time to such tests as the

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Workmanship and Tests

Divisional Engineer may direct at the place of manufacture or fabrication on the Site or at all or any of such places. The Contractor shall provide such assistance, instruments, machines, labour and materials as are normally required for examining, measuring and testing any work and the quality, weight or quantity of any materials used and shall supply samples of materials before incorporation in the works for testing as may be selected and required by the Divisional Engineer. All samples shall be supplied by the Contractor at his own cost. The cost of making all tests specified in the Contract shall be borne by the Contractor.

19 Delegation of Power to Divisional Engineer's Representatives.

The Divisional Engineer may from time to time in writing delegate to the representatives of the Divisional Engineer any of the powers and authorities vested in the Divisional Engineer. Any written instruction or approval given by the representative of the Divisional Engineer to the Contractor within the term of such delegation (but not otherwise) shall bind the Contractor and the PAA, as though it has been given by the Divisional Engineer provided as follow:

19.1 Failure of the representative of the Divisional Engineer to disapprove any work or materials shall not prejudice the power of the Divisional Engineer thereafter to disapprove such work or materials and to order the pulling down, removal or breaking up thereof.

19.2 If the Contractor shall be dissatisfied by reason of any decision of the representative of the Divisional Engineer he shall be entitled to refer the matter to the Divisional Engineer who shall thereupon confirm, reverse or vary or modify such decision, and whose decision shall be final.

19.3 The Agreement shall be rescinded by the PAA and the final measurements shall be recorded by the Divisional Engineer or his any authorized representative shall record the final measurement and Contractor will not claim for any item not recorded by the Divisional Engineer or his representative.

20 Access to Site

The Divisional Engineer and any person authorized by him shall at all times have access to the Works and to the Site and to all Workshops and places where work is being done or where materials, manufactured articles or machinery are being obtained for the Works and the Contractor shall afford every assistance in or obtaining the right to such access.

21 Way leave etc.

The Contractor shall bear all expenses and charges for special or temporary way leaves required by him in connection with access to the Site. The Contractor shall also provide with the written approval of Divisional Engineer at his own cost any reasonable additional accommodation at Site required by him for the purposes of the Works.

22 Rate of Progress and permission to work during Night.

The whole of the materials, plant and labour to be provided by the Contractor and the mode, manner and speed of execution and maintenance of the works are to be of a kind and conducted in a manner approved by the Divisional Engineer. Should the rate of progress of the Works or any

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part thereof be at any time in the opinion of the Divisional Engineer too slow to ensure the completion, the Divisional Engineer shall so notify the Contractor in writing and the Contractor shall thereupon take such steps as may be necessary and the Divisional Engineer may approve to expedite progress so as to complete the Works by the prescribed time or extended time for completion. If the work is not being carried on by day and by night and the Contractor shall request permission to work by night as well as by day, then, if the Divisional Engineer shall grant such permission, the Contractor shall not be entitled to any additional payments. The contractor shall indemnify the PAA from and against all claims, liabilities, demands, proceedings, costs and expenses whatsoever in regard or in relation to such permission. All work at night shall be carried out without unreasonable noise and disturbance.

23 Time for Completion

Subject to any requirement in the Specification of any portion of the Works before completion of the whole of the works, the whole work shall be completed within the stipulated time.

24 Extension of time for completion

Should the amount of extra or additional work of any kind or other special circumstances of any kind whatsoever (acts of God and events beyond the control of PAA etc.) which may occur be such as fairly to entitle the Contractor to an extension of time for the completion of the work, the Divisional Engineer shall determine and grant such an extension of time. Provided that the Divisional Engineer is not bound to take into account any extra additional work or other special circumstances unless the Contractor has within fourteen (14) days after such work has been commenced or such circumstances have arisen, delivered to the representative of the Divisional Engineer full and detailed particulars of any claim for extension of time to which he may consider himself entitled in order that such claim may be investigated at the time.

25 Termination of Contract for slow progress

If in the opinion of the Divisional Engineer the progress of the Works is slow that it cannot be completed within the prescribed period or within the extended period granted to the Contractor, the Divisional Engineer shall give a notice in writing to the Contractor calling upon him to speed up the work by employing more labour and by increasing the rate of supply of material, equipment and plant to an extent to be mentioned in the notice. In case the Contractor fails to comply with the requirements of the notice within ten days from its issue, the Divisional Engineer shall have the power to have the works completed through any other agency at the risk and cost of the Contractor. In any such event, the work executed by the Contractor shall be measured up and all plant, machinery, equipment and material at Site will be taken over by the Divisional Engineer after preparing and inventory thereof, such stores to be used for the completion of the work will be at the cost of the Contractor. All payments due to the Contractor shall be withheld till the completion of the work and any loss suffered by the PAA or expenditure incurred in getting the works executed, shall be recovered from the Contractor.

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26 Action and Compensation payable in case of works below specification

If it shall appear to the Divisional Engineer or his representative, that any work has been executed with unsound, imperfect or unskilled workmanship or with materials of any inferior description or that any materials or articles provided by him for the execution of the work are unsound or of a quality inferior to that contracted for or otherwise not in accordance with the contract, the Contractor shall on demand in writing from the Divisional Engineer specifying the work, materials or articles complained of notwithstanding that the same may have been inadvertently passed, certified and paid for, forth-with rectify, or remove and reconstruct the work so specified and provide other proper and suitable materials or articles at his own cost; and in the event of his failing to do so with in a period to be specified by the Divisional Engineer in his demand aforesaid, then the Contractor shall be liable to pay compensation at the rate of one percent on the total cost of work for every day not exceeding ten days apart from the cost of rectification, while his failure to do so, shall continue and in the case of any such failure the Divisional Engineer may rectify or remove, and re-execute the work which may include additional work necessary to strengthen or set right the unsound work carried out by the Contractor or remove and replace with others, the materials or articles complained of as the case may be at the risk and cost of the Contractor in all respect.

27 Security Deposits

The Contractor shall permit the PAA at the time of making any payment to him for work done under the contract to deduct such sum as will amount to be five per cent (5%) of all money so payable; such deductions to be held by PAA by way of security deposit. The sum five per cent (5%) of the amount of the bills including the earnest money held by the PAA by way of security deposit shall be paid back to the Contractor after the satisfactory expiration of Period of Maintenance as defined in the clause 49 hereof.

28 Forfeiture of Security deposit

28.1 In any case in which under any clause, or clauses of this agreement the Contractor shall have rendered himself liable to pay compensation amounting to the whole of his security deposit (whether paid in one sum or deduction by instalments) the PAA shall have the power in its own discretion to adopt any of the following courses, best suited to the interest of the PAA.

a) To rescind the Contract (of which recession notice in writing by the Divisional Engineer to the Contractor shall be conclusive evidence) and in which case the security deposit of the Contractor as available with the PAA shall stand forfeited and be absolutely at the disposal of PAA.

b) To employ labour paid by PAA and to supply materials to carry out the work or any part of the work debiting the Contractor with the cost of the labour and the price of the materials (of the amount of which cost and price a certificate of the Divisional Engineer shall be final and conclusive against the Contractor) and crediting him with the new value of the work done, in all respect in the same manner and at the same rates as if it had been

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carried out by the Contractor under the terms of his Contract, the certificates of the Divisional Engineer as to the value of work done shall be final and conclusive against the Contractor.

c) To measure up the work of the Contractor and to take such part thereof as shall be unexecuted out of his hand, and to give it to another contractor to complete, in which case any expenses which may be incurred in excess of the sum which would have been paid to the original Contractor, if the whole work had been executed by him (of the amount of which exceed, the certificate in writing to the Divisional Engineer shall be final and conclusive) shall be borne and paid by the original Contractor and may be deducted from any money due to him by the PAA under the contract or otherwise or from his security deposit, or the proceeds of sale thereof or a sufficient part thereof.

28.2 In the event of any of the above courses being adopted by the PAA, the Contractor shall have no claim to compensation for any loss sustained by him by reason of his having purchased or procured any materials, or entered into any engagements or made any advance on account of or with a view to the execution of the work or the performance of the Contract. And, in case the Contract is rescinded under the aforesaid provisions, the Contractor shall not be entitled to recover or be paid any sum for any work therefore actually performed under this contract. Unless and until the Divisional Engineer will have certified in writing the performance of such work and the value payable in respect thereof, and he shall only be entitled to be paid the value so certified. Again, the Contractor will not in any manner hinder or prevent the owner or Divisional Engineer or any of the workmen and other employed by him from proceeding to complete the said buildings and works as aforesaid.

29 Liquidated damages for delay

If the Contractor fails to complete the works within the stipulated time for completion prescribed under the Contract, or any extended time allowed for completion in accordance with the Contract, then the Contractor shall pay to the PAA a sum equal to ten (10) per cent or less of the Contract Price as liquidated damages (and not as a penalty) for the delay beyond the time prescribed in the Contract or the extended time for completion, as the case may be. The said sum shall be payable by the sole fact of the delay without the need for any previous notice or any legal proceedings, or proof of damage, which shall in all cases be considered as ascertained. The PAA may, without prejudice to any other method of recovery, deduct the amount of such liquidated damages from any monies in its hands due or which may become due to the Contractor. The payment or deduction of such damages shall not relieve the Contractor from his obligation to complete the Works or from any other of his obligations and liabilities under the Contract.

30 Notice to be given before work is covered up

The Contractor shall give not less than five clear days' notice in writing to the Divisional Engineer or his representative before covering up or otherwise placing beyond the reach of measurement of any work, in order

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that the same may be measured, and correct dimensions thereof be taken before the same is so covered up or placed beyond the reach of measurement without the consent in writing of the Divisional Engineer or his representative, and if any work shall be covered up or placed beyond the reach of measurement without such notice have been given or consent obtained the same shall be uncovered at the Contractor's expense, or in default thereof no payment or allowance shall be made for such work on the materials, with which the same was executed.

31 Suspension of work

The Contractor shall on the written order of the Divisional Engineer suspend the progress of the works or any part thereof for such time or times and in such manner as the Divisional Engineer may consider necessary and shall during such suspension properly protect and secure the work so far as is necessary in the opinion of the Divisional Engineer. The extra cost (if any) incurred by the Contractor in giving effect to the Divisional Engineer's instructions under this clause shall be borne by the Contractor, if such suspension is:

a) as per the provision of the contract, or
b) Necessary for the proper execution of the work or by reason of weather conditions affecting the safety or quality or the Works or by some default on the part of the Contractor, or
c) Necessary for the safety of the works or any part thereof.

32 Care of works

From the commencement to the completion of the Works, the Contractor shall take full responsibility for the care thereof and of all temporary works, and in the event that any damage, loss or injury should happen to the Works or to any part thereof or to any temporary works from any cause whatsoever (save and except the "expected risk(s)" as defined in clause 33 hereof), the Contractor shall at his own cost repair and make good the same so that at completion, the works shall be in good order and condition and in conformity in every respect with the requirements of the contract and the Divisional Engineer's instructions. The Contractor shall also be liable for any damage to the Works occasioned by him in the course of any operations carried out by him for the purpose of complying with his obligations under Clause 50 hereof. The Contractor shall be fully responsible for the review of the Engineering design and details of the works and shall inform the PAA of any mistakes or incorrectness in such design and details which would affect the works.

33 Expected Risk

The "Expected Risk" are hostilities (where war be declared or not) invasion, act of foreign enemies, rebellion revolution insurrection or military or usurped power civil war or (otherwise than among the Contractor's own employees) riot, commotion or disorder or use by occupation by the PAA of any portion of the Works in respect of which a certificate of completion has been issued or any such operation of the forces of nature as reasonable foresight and ability on the part of the Contractor could not foresee or reasonably provide against (all of which are herein collectively referred as "the expected risk").

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34 Damage to persons and property.

The Contractor shall (except if and so far as the Contract provides otherwise) indemnify and keep indemnified the PAA and its Employees from and against all suits, claims, demands, proceedings, and liability of any nature or kind, including costs and expenses, for injuries or damages to any person or any property whatsoever which may arise out of or in consequence of acts or omissions of the Contractor or its agents, employees, servants or subcontractors in the execution of the Contract.

35 Accident or injury to Workmen

The PAA shall not be liable for or in respect of any damages or compensation payable at law in respect or in consequence of any accident or injury to any workman or other persons in the employment of the Contractor or any sub-contractor. The Contractor shall indemnify and keep indemnified the PAA against all such damages, compensation and against all claims, demands, proceedings, cost charges and expenses whatsoever in respect thereof or in relation thereto.

36 Insurance

The Contractor shall obtain and keep in force policies in respect of Erection All Risks, Contractor's All Risks and Workmen's Compensation act, which shall apply specifically and solely to the Contractor and shall fulfil all Contractor's obligations for Insurance in connection with this Contract from an Insurance Company in Pakistan having at latest AA rating from PACRA / JCR-VIS.

37 Compliance with Statutes, Regulations etc.

The Contractor shall conform in all respects with any such Statutes, Ordinances, Laws, Regulations, Bye-laws or requirements of any such local or other authority / authorities which may be applicable to the Works or to any Temporary Works and shall keep the PAA indemnified against all penalties and liability of every kind for breach of any such Statutes, Ordinances, Laws, Regulations, Bye-laws or requirements.

38 Fossils etc.

All fossils, coins, article of value or antiquity and structures and other remains or things of geological or archaeological interest discovered on the site of the Works shall as between the PAA and the Contractor be deemed to be the absolute property of the PAA and the Contractor shall take reasonable precautions to prevent his workmen or any other persons from removing or damaging any such article or thing and shall immediately upon discovery thereof and before removal acquaint the PAA of such discovery.

39 Variation

The Divisional Engineer may introduce any variations to the form, quality or quantity of the work or any part thereof which he considers necessary and for that purpose or if for any other reasons it shall, in his opinion be desirable, he shall have power to order the Contractor to do and the Contractor shall do any of the following:

a) increase or decrease the quantity of any work included in the Contract;
b) omit any such work;
c) change the character or quality or kind of any such work;

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d) change the levels, lines position and dimension of any part of the Works; and

e) execute additional work of any kind necessary for the completion of the works.

and no such variation shall in any way vitiate or invalidate the Contract nor it will entitle the Contractor of any claims for compensation whatsoever, but the value (if any) of all such variations shall be taken into account in ascertaining the amount of the Contract Price.

40 Order for variation to be in writing

No such variation shall be made by the Contractor without an order in writing from the Divisional Engineer. Provided that, subject to the provisions of the Contract, no order in writing shall be required for any increase or decrease in the quantity of any work where such increase or decrease is not the result of an order given under this Clause but is the result of the quantities exceeding or being less than those stated in the Bill of Quantities. If for any reason, Divisional Engineer considers it desirable to give any such order verbally, the Contractor shall comply with such order but shall get it confirmed in writing from the Divisional Engineer within four days of the issue of such verbal order.

41 Valuation of Variation

41.1 The Divisional Engineer shall determine the amount (if any) to be added to or deducted from Contract Price in respect of any variation, addition, or omission made by his order. The valuation of any variation, addition or omission shall be calculated on the basis of the unit prices contained in the Bill of Quantities if in the opinion of the Divisional Engineer the same shall be applicable; if not then on the market rates.

41.2 No deviation from specifications stipulated in the Contract or additional items of work shall be carried out by the Contractor unless the rates of the substituted, extra, altered or additional item have been approved in writing by the competent authority failing which the PAA will not be bound to entertain any claim on this account.

42 Quantities

The quantities set out in the Bill of Quantities are the estimated quantities of the work but they are not to be taken as the actual and correct quantities of the works to be executed by the Contractor in fulfilment of his obligation under the Contract.

43 Work to be Measured

The Divisional Engineer shall except as otherwise stated ascertain and determine by measurement the value of work done in accordance with the Contract. The Divisional Engineer shall, when he requires any part or parts of the Works to be measured, give notice to the Contractor or the Contractor's authorized agent or representative who shall forthwith attend or send a qualified agent to assist the Divisional Engineer or his representative in making such measurement and shall furnish all particulars required by either of them. Should the Contractor not attend or neglect or fail to send such agent, then the measurement made by the Divisional Engineer or approved by him shall be taken to be the correct

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measurement of the work. The purpose of measuring is to ascertain the volume of work executed by the Contractor and therefore determine the amount of the monthly payments.

44 Method of Measurement

The works shall be measured, notwithstanding any general or local custom except where otherwise specifically described or prescribed in the Contract.

45 Clearance of Site on Completion

On the completion of the Works, the Contractor at his own cost shall clear away and remove from the Site all Constructional plant, surplus materials, rubbish and Temporary Works of every kind and leave the whole of the Site and works clean and in a workman-like condition to the satisfaction of the Divisional Engineer, rubbish should be disposed of in the manner as directed by the Divisional Engineer or his representative.

46 Certificates for Completion of Works

46.1 When the whole of the Works have been substantially completed and have satisfactorily passed any test on completion as prescribed by the Contract, the Contractor may give a notice to that effect to the Divisional Engineer accompanied by an undertaking to finish any outstanding work during the Period of Maintenance. Such notice and undertaking shall be in writing and shall be deemed to be a request by the Contractor, for the Divisional Engineer to issue a Certificate of Substantial Completion in respect of the Works. The Divisional Engineer shall, within twenty-one (21) days of the date of delivery of such notice either issue to the Contractor a Certificate of Substantial Completion stating the date on which, in his opinion, the Works were substantially completed in accordance with the Contract or give instructions in writing to the Contractor specifying all the work which, in his opinion, are required to be done by the Contractor before the issuance of such Certificate. The Divisional Engineer shall also notify the Contractor of any defects in the Works affecting substantial completion that may appear after such instructions and before completion of the work specified therein. The Contractor shall be entitled to receive such Certificate of Substantial Completion within twenty-one (21) days of completion, to the satisfaction of the Divisional Engineer, of the work so specified and making good any defect so notified. Upon issuance of the Certificate of Substantial Completion of the Works, the Contractor shall be deemed to have undertaken to complete with due expedition any outstanding work during the Period of Maintenance.

46.2 Upon satisfactory completion of the work outstanding on the Works, the Divisional Engineer shall within twenty-eight (28) days of the expiration of the Period of Maintenance issue a Certificate of Final Completion to the Contractor. The Contract shall be deemed to be completed upon issuance of such Certificate, provided that the provisions of the Contract which remain unperformed shall remain in force for as long as is necessary to dispose of any outstanding matters or issues between the Parties.

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47 Period of Maintenance

The "Period of Maintenance" shall be of one-hundred eighty (180) days duration unless otherwise specified in the Special Conditions of the Contract, calculated from the date of completion of the Works stated in the Certificate of Substantial Completion issued by the Divisional Engineer in accordance with the Clause 46 hereof or, in respect of any Section or part of the Works for which a separate Certificate of Substantial Completion has been issued, from the date of completion of that Section or part as stated in the relevant Certificate. The expression "the Works" shall, in respect of the "Period of Maintenance", be construed accordingly.

48 Completion of Outstanding Works and Remedying Defects etc.

During the Period of Maintenance, the Contractor shall finish the work, if any, outstanding at the date of the Certificate of Substantial Completion, and shall execute all such work of repair, amendment, reconstruction, rectification and making good defects, imperfections, shrinkages or other faults as may be required of the Contractor in writing by the Divisional Engineer during the Period of Maintenance and within fourteen (14) days after its expiration, as a result of an inspection made by or on behalf of the Divisional Engineer prior to expiration of the Period of Maintenance. To the intent that the works shall as soon as practicable after the expiry of the Period of Maintenance be delivered to the PAA in as good and perfect condition (fair wear and accepted tear) to the satisfaction of the Divisional Engineer as that in which they were at the commencement of the Period of Maintenance. All such outstanding work shall be carried out by the Contractor at his own expense if the necessity thereof shall, in the opinion of the Divisional Engineer, be due to the use of material or workmanship not in accordance with the Contract, or to neglect or failure on the part of the Contractor to comply with any obligation expressed or implied, on the Contractor's part under the Contract. In case the Contractor fails to comply with the requirements of the notice within ten days from its issue, the Divisional Engineer shall have the power to have the works completed through any other agency at the risk and cost of the Contractor.

49 Refund of Security Deposits

The Security Deposit shall not be refunded prior to six months after the completion of the whole work, unless and until a certificate is issued by the Divisional Engineer for successful and satisfactory passing of the Period of Maintenance with no other liability on the Contractor.

50 Contractor's Liability for Damage done

If the Contractor or his workmen or servants shall break, deface, injure or destroy any part of a building, in which they may be working or any building, road, road kerbs, runway, taxiway, apron, culverts, ducts, fence enclosure, water pipes, cables, drains, electric or telephone or wire poles, trees, grass or grassland or cultivated ground contiguous to the premises on which the work or any part of it is being executed, or if any damage shall happen to the work, while in progress from any cause whatsoever, or any imperfections become apparent in it within three (03) months after a certificate, final or otherwise of its completion shall have been given by the Divisional Engineer as aforesaid, the Contractor shall make the same good at his own expense, or in default, the Divisional Engineer may cause the same to be made good by other workmen, and deduct the expense (of

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which the certificate of the Divisional Engineer shall be final) from any sums that may then, or at any time thereafter may become, due to the Contractor, or from his security deposit or the proceeds of the sale thereof, or a sufficient portion thereof.

51 Assignment & Sub-Letting

The Contractor shall not assign or sublet the Contract or any part thereof or any benefit or interest thereon or there under without the prior written consent of PAA. In case of failure, the Divisional Engineer shall by giving Notice in writing rescind the Contract and have the Works executed at the risk and cost of the Contractor.

52 Stores to be supplied by PAA

If the specification or estimate of the work provides for the use of any special description of materials to be supplied by PAA or if it is required that the Contractor shall use certain stores to be provided by the PAA (such materials and stores, and the prices to be charged therefore as hereinafter mentioned being so far as practicable for the convenience of the Contractor, but not so as in any way to control the meaning or effect of this Contract, specified in the schedule of memorandum hereto annexed). The Contractor shall be supplied with such materials and stores as required from time to time to be used by him for the purpose of the Contract only, and the value of the full quantity of materials and stores so supplied at the rates specified in the said schedule or memorandum may be set off or deducted from any sums then due, or thereafter to become due to the Contractor under the contract or otherwise or against or from the security deposit, or the proceeds of sale thereof. All materials supplied to the Contractor shall remain the absolute property of PAA and shall not on any account be removed from the Site of the work and shall at all times be open to inspection by Divisional Engineer. Any such material unused and in perfectly good condition at the time of the completion or termination of the Contract shall be returned to PAA; but the contractor shall not be entitled to return any such materials unless with such consent, and shall have no claim for compensation on account of any such materials so supplied to him, as aforesaid being unused by him, or for any wastage in or damage to any such materials.

53 Bills to be submitted monthly

A bill shall be submitted by the Contractor each month on or before the date fixed by the Divisional Engineer for all works executed in the previous month and the Divisional Engineer shall take or cause to be taken the requisite measurement for purposes of having the same verified, and the claim, as far as admissible, adjusted, if possible, before the expiry of ten days from the presentation of the bill. If the Contractor does not submit the bill within the time fixed as aforesaid, the Divisional Engineer may prepare a bill which shall be binding on the Contractor in all respects.

54 Completion drawings

The completion report of the work along with drawings on prescribed proforma shall be submitted by the Contractor in five copies along with the final bill. In case of failure to submit the completion report and completion drawings by the Contractor on the basis of which the work has been finally completed, the final bill shall be withheld till their submission. The completion report and drawings should be complete in all respects.

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Works relating to maintenance do not come under the preview of this clause.

55 Final Bills

The final bill shall be submitted by the Contractor within one month from the date of completion of the Works otherwise the Divisional Engineer's certificate of the measurement and of the total amount payable for the work accordingly shall be final and binding on all parties, and will not be called in to question by anyone.

56 Urgent repair

If by reason of any accident or failure or other event occurring to or in connection with the Works or any part thereof during the execution of the Works or during the Period of Maintenance any remedial or other work on repair shall in the opinion of the Divisional Engineer or his representative be urgently necessary and the Contractor is unable or unwilling at once to do such work or repair, the Divisional Engineer may by his own or other workmen do such work or repair as the Divisional Engineer or his representative may consider necessary. If the work or repair so done by the Divisional Engineer is work which in the opinion of PAA the Contractor was liable to do at its own expense, under the Contract, then all costs and charges properly incurred by the PAA, in so doing shall on demand be paid by the Contractor to the PAA or may be deducted by PAA from any monies due or which may become due to the Contractor. Provided always that the Divisional Engineer shall as soon as after the occurrence of any such emergency as may be reasonably practicable notify the Contractor thereof in writing.

57 Bribes, Commission etc.

Any bribe, commission gift or advantage given promised or offered by or on behalf of the Contractor or his partner, agent, or servant in relation to obtaining or to the execution of this or any other Contract with PAA, or given, promised, or offered by, or on behalf of, the Contractor, or his partner, agent, or servant, to any officer or person in the service or employment of PAA, who shall be in any way connected with the obtaining or the execution of this or any other Contract, shall in addition to any criminal liability, which he may incur subjects the Contractor to cancellation of this Contract, and also to payment of any loss resulting from any such cancellation. Any question or dispute to the commission of any offence under this Clause shall be settled by the PAA, in such manner as it deems fit and sufficient and its decision shall be final and conclusive.

58 Law governing the contract

This Contract shall be governed by and construed in accordance with the laws of the Islamic Republic of Pakistan, and the obligations, rights and remedies of the parties hereunder shall be determined in accordance with such laws. Resort to litigation by either of the parties in respect of any disputes should be had only before a court of appropriate and competent jurisdiction.

59 Increase or Decrease of Cost.

59.1 The Contractor is deemed to have quoted rates given in the Contract (Bill of Quantities) based on the prices of certain specified materials

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prevalent in the month during which the last day of the submission of Bid fell.

59.2 No price adjustment shall be allowed under this clause except in respect of the materials specified in Appendix-A to Bidding Document which have actually been incorporated in the Permanent Works during the corresponding period of increase or decrease.

59.3 Adjustment shall be allowed for the specified materials according to the method prescribed in the Appendix-A to Bidding Document.

59.4 All claims for additional payments under this Clause shall be lodged by the Contractor with the Divisional Engineer within such reasonable time from the date of occurrence of the event which, according to the Contractor, entitles him to such additional payments by PAA, but in no case after the expiry of twenty-eight (28) days thereof, such claims shall invariably be supported with all relevant necessary details and particulars required for proper verification thereof and the Divisional Engineer shall be entitled to require the Contractor to provide such further details / information as may be required for due and effective verification of such claims.

59.5 The Divisional Engineer shall verify and certify for payment, if any, claims lodged by the Contractor under this Clause within a period not exceeding twenty-eight (28) days from the date on which the same are submitted by the Contractor as aforesaid.

59.6 In case the PAA is entitled to recover from the Contractor any sum or sums under this Clause arising from any decrease in the said prices for materials, the provisions of this Clause shall apply mutatis mutandis to such recoveries by the PAA.

59.7 If the Contractor fails to complete the works within the time for completion, adjustment of prices therefore until the date of completion of the works shall be made using either the indices or prices, whichever are more favourable to the PAA, provided that if extension of time is granted the above provision shall apply only to adjustments made up to the expiry of such extension of time.

59.8 No escalation shall be allowed to the Contractor in respect of the period extended for the completion of the work due to his own fault.

60 Water Supply/ Power Supply etc.

The Contractor should make his own arrangement for water and power supply required for execution of work and nothing will be paid for the same, by the PAA. Provided that in case water supply is allowed by the PAA to the Contractor from water mains passing through areas where the work is required to be carried out, the Contractor shall pay the cost of water to the department at one-half (1/2) per cent of the total cost of work for drinking purpose and one (01) per cent of the total cost of the items of work involving use of water (that is for constructional purposes). The Contractor shall bear full charges for laying its water lines of all length and size / dimensions from the mains to the site of his underground tanks as he may require and construct for storage purposes at its own cost.

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61 Abandonment of work by PAA. PAA shall have the power to abandon any work whether in progress or otherwise and in such an event, the Contractor shall have no claim for any compensation of any kind whatsoever from PAA except the actual cost of the work executed at the Site under the Contract for which the contract requires payment to be made.

62 Materials obtained from excavation & dismantling. All materials (e.g. stone and other materials) obtained in the work of dismantling, excavation etc., will be considered PAA property and may be issued to Contractor (if they require the same for their own use) at rates approved by the Divisional Engineer. If these materials are not required by them, they will be disposed of as found fit by the PAA.

63 Danger Signs to be provided by Contractor Lights for illumination, danger signs for warning, and information / cautionary signs in approved colours and sizes shall be provided by the Contractor wherever required at his own cost on the barriers as directed by the Divisional Engineer.

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PERFORMANCE BOND GUARANTEE

Guarantee No:
Date of Issue:
Amount of Guarantee:
Date of expiry:

By this Bond We ..... (hereinafter called "THE SURETY"), (1) do hereby bind ourselves and our successors and assign jointly and severally by these presents to pay to the PAKISTAN AIRPORTS AUTHORITY, KARACHI (hereinafter referred to as the PAA which term shall include his successors in office and assigns) unconditionally on demand and without further question, the sum of Rs…… (Rupees.....), sealed with our respective seal and dated this …….

WHEREAS, M/s. ..... (hereinafter referred to as "THE CONTRACTOR") by an agreement made between the PAA of the one part and the Contractor of the part have entered into a Contract hereinafter called "Said Contract" for the Construction, completion and maintenance of ……." as therein mentioned in conformity with the provisions of the said contract and the sum mentioned in the above written Bond represent the amount of Performance Bond to be furnished by the Contractor for due fulfilment of obligations under the said Contract.

NOW THE CONDITION OF the above written Bond is such that if the Contractor shall duly perform & observe all the terms, provisions, conditions & stipulations of the said contract on the Contractor's part to be performed & observed according to the true purpose, intent & meaning hereof as determined by the PAA who shall be the sole judge in the matter, or if on default by the Contractor for which the PAA shall be sole judge the Sureties/Surety shall pay the amount of this Bond to PAA without reference to the Contract, then this obligation shall be null and void but otherwise shall be and remain in full force and effect but no alteration in terms of the said Contract made by agreement, between the PAA and the Contractor or in the text or nature of the works to be constructed, completed and maintained thereunder and no allowance of time by PAA under the said Contract nor any forbearance or forgiveness in or in respect of any matter or thing concerning the said Contract on the part of the PAA shall in any way release the Sureties/Surety form any liability under the above written Bond.

AND WE agree that this Bond shall be irrevocable and the Guarantee hereby given shall be valid up to … .....and that a Certificate signed by the Director Engineering Services / Additional Director, stating that the Bond has become due will be sufficient proof of its forfeiture and we shall pay the amount so demanded without, any further proof of any kind and that the payment shall be made by us forthwith on the receipt of the Certificate of the Director Engineering Services / Additional Director as aforesaid.

Notwithstanding anything contained hereinabove, the Bank's liability under this Guarantee shall in no event exceed the sum of Rs …….. (Rupees.....), and this guarantee shall remain valid up to ……. where after the Bank shall be completely discharged and released from all its liabilities hereunder unless a claim is received before the aforesaid expiry date.

Signed, sealed and delivered by the said in the presences of:

For and on behalf of
M/s

CONTRACTOR

For and on behalf of

SURETY

WITNESSES:

1. Signature.
   Name.
   CNIC:
   Address.

2. Signature.
   Name.
   CNIC:
   Address.

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MOBILIZATION ADVANCE GUARANTEE

(Bank Guarantee)

Guarantee No. _____ Date _____

WHEREAS the Pakistan Airports Authority (hereinafter called PAA) has entered into a Contract for _____ (Particulars of Contract), with Constructor "M/s _____" (hereinafter called the "Contractor").

AND WHEREAS, PAA has agreed to advance to the Contractor, at the Contractor's request an amount of Rupees _____(Rs._____), which amount shall be advanced to the Contractor as per provisions of this Contract.

AND WHEREAS, PAA has asked the Contractor to furnish Guarantee to secure the advance payment for the performance of his obligations under the said Contract.

AND WHEREAS, _____ (Scheduled Bank) (hereinafter called the "Guarantor") at the request of the Contractor and in consideration of the PAA agreeing to make the above advance to the Contractor, has agreed to furnish the said Guarantee.

NOW, THEREFORE, the Guarantor hereby guarantees that the Contractor shall use the advance for the purpose of above-mentioned Contract and if he fails and commits default in fulfilment of any of his obligations for which the advance payment is made, the Guarantor shall be liable to PAA for payment not exceeding the aforementioned amount.

Notice in writing of any default, of which the PAA shall be the sole and final judge, on the part of the Contractor, shall be given by the PAA to the Guarantor, and on such first written demand, payment shall be made by the Guarantor forthwith of all sums then due under this Guarantee as determined by the PAA without any reference to the Contractor and without any objection.

This Guarantee shall remain in force until the advance is fully adjusted against payments from the interim Payment Bills of the Contractor or until (Date) _____whichever is earlier.

The Guarantor's liability under, this Guarantee shall not in any case exceed the sum of Rupees _____(Rs._____).

This Guarantee which is unconditional and irrevocable, shall remain valid up to the aforesaid date and shall be null and void after the aforesaid date or earlier if the advance made to the Contractor is fully adjusted against payments from interim Payment Bills of the Contractor provided that the Guarantor agrees that the aforesaid period of validity shall be deemed to be extended if on the above mentioned date the advance payment is not fully adjusted as payments from interim Payment Bills of the Contractor.

GUARANTOR

For _____

(Bank Limited)

1. Signature _____
2. Name _____
3. Title _____

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Appendix - E

LIST OF BANKS

Following is the list of approved schedule banks (financial institutions) acceptable to PAA for obtaining Bank Guarantee(s):

Public Sector

1) National Bank of Pakistan
2) Sindh Bank Limited
3) The Bank of Punjab

Private Sector

4) Allied Bank Limited
5) Askari Bank Limited
6) Bank Al Habib Ltd.
7) Faysal Bank Ltd.
8) Habib Bank Ltd.
9) Habib Metropolitan Bank Ltd.
10) JS Bank Ltd.
11) MCB Bank Ltd
12) Samba Bank Ltd.
13) Soneri Bank Ltd.
14) Standard Chartered Bank Ltd.
15) United Bank Ltd.
16) Industrial and Commercial Bank of China Ltd.

Islamic Banks

17) Al Baraka Bank (Pakistan) Limited
18) BankIslami Pakistan Limited
19) Dubai Islamic Bank (Pakistan) Limited
20) Meezan Bank Limited

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Appendix - F

LIST OF APPROVED MANUFACTURERS / SOURCES

This list of recommended manufactures / suppliers of different materials / equipment with brand names have been provided in order to establish a standard level of performance. The Contractor is supposed to provide and fix the materials / equipment of acceptable quality from the list or equivalent as approved by the Engineer. Whereas the preference of brand and model will be decided by the Engineer. Material from approved list shall stand rejected, if it fails in any of the specified tests or quality standards.

Sr. No.	Description	Manufacturer/Supplier/Source
	Civil Works	
1	Cement (OPC, SR)	Lucky, Pioneer, Maple Leaf, Fauji, Askari, Power, Cherat, DG Khan, Dewan
2	Cement (White)	Kohat, Maple Leaf, Zealpak
3	Construction Chemicals & Sealants	Sika, Fosroc, BASF, Ultra, Fastchem, Vertex, MAPEI, KALON, Mitchell
4	Anchoring / Fixing Systems	Strong hold, Strong force, Hilti, Fischer
5	Sand	Bholari or from any other approved source as per Mix Design.
7	Aggregate	From approved source.
8	Steel Reinforcement	Amreli, FF Steel, AFCO, Ittehad, Ittefaq, Fazal, PECO, Razzaque, Metropolitan, Mughal, Pak Steel, Model Steel, Nizami Brothers, Moiz Steel, Poineer, Tayyaba Steel or approved equivalent.
9	Bitumen (Cold)	National Refinery, Attock Petroleum, PARCO
10	Bricks/Blocks	Local (Brand / source to be approved by the Engineer)
11	Ceramic Tiles	Shabbir, Master, Time Ceramic, National, or equivalent imported
12	Vinyl Tiles	Decora, Marflex, A.T.S. Synthetic
13	Wooden Flooring	Sarina, Firstfloor or equivalent
14	Textured Decorative Wall Coating	Rockwall, Wall Tec, Rock Shield, Sand Tec, Graffito, Jotun
15	Aluminium Doors / Windows	ALCOP, Pakistan Cables, Chawla, Prime, Ittehad Aluminium, Thermec, Eng: Co, Alhali Aluminum Co (Pvt) Ltd, Krudson, Lucky or equivalent
16	Aluminium Composite Panel	ALCOP, Chawla, Pakistan Safety Glass (Alucobond), AKB (EuroBond – Exterior. & DuBond – Interior)
17	Paint	ICI (Dulux, Paintex), Berger Robbialac, Brighto, Master, Kansai (Japan), Nippon, Jotun, Diamond, Buxly, Pakistan Phthalates Limited (Kalon Chemicals Company) or equivalent.
18	Powder Coating	Jotun or approved equivalent
19	Concrete Pavers	Tuff Tiles, Izhar, Envicrete, National Pavers, Banu Mukhtar, Magnacrete or equivalent
20	Insulation	Diamond (Jumbolon), Pakistan Insulations, Safe line, Insugreen

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Sr. No.	Description	Manufacturer/Supplier/Source
21	Membranes for Roof and Basement walls	Polytec (Henkel Polybit), Hygrip, Roof Grip, A.T.S. Synthetic, Petro Seal, Bitumat (Saudi Arabia), Pakistan Phthalates Limited (Kalon Chemicals Company), Sika Raingard
22	uPVC Doors / Windows	Framez, Uniwin, Nasar Steel, U-Tech, Green Door, V-Make, Chawla
23	Steel Doors and windows	SECCO or any other approved equivalent
24	Termite Proofing	Agenda (Termidor), Biflex, Fiprokil, Mirage, Termicure, Ability
25	Terrazzo Tiles	As approved by Engineer
27	Pre-Engineered Steel Buildings	Zamil, Mammut, Mabani, Kirby, Banu Mukhtar, Izhar, SACHAL
28	Gypsum False Ceiling	Elephant, Lodhia (Arish), DFB, United
29	Glass	Pakistan Safety Glass, Ghani, Al-Fattah, Khawaja, Nowshera Prince or equivalent.
30	Door hardware	Kolf, Sitara Hardware, Jb.Saeed, IM Hardware (Yale), Alpha, Khas, Babar, or approved equivalent.
32	SS Railing	Dah Shi (Taiwan) or equivalent
33	Medium Density Fibreboard	Al-Noor, ZRK, Nuboard or equivalent.
34	High Density Fibreboard	Patex, Sonitex or equivalent
35	Plywood	Patex, Marineplex or equivalent.
PUBLIC HEALTH WORKS		
1	Sanitary Ware (WC Indian, WC European, Basin / Vanity, Urinal, Flushing Cistern)	Porta, Marachi, Master, ICL, Finecera, Karam, Cera and 3 Star or equivalent.
2	Bottle trap	Porta, Master, Faisal, Sonex, Asia and Super Asia or equivalent.
3	Bath / Kit. Fittings	Porta, Master, Faisal, Sonex or equivalent.
4	PPR-C Pipes & Fitting	Dadex, Beta, Master, Plasco, Turk Plast, Popular Pipe, Accufit, Minhas, Dura Built, IIL, Builtec, Euro Gulf, YAH Plastic Industry, Pelikan Pipe Industry (Civic)
5	uPVC Pipes & Fittings	Dadex, Shavyl, Galco, Beta, Turk Plast, Jamal, Fast Flow, Plasco, Popular Pipe, Master, Accufit, Dura Built, Builtec, Euro Gulf, YAH Plastic Industry, Newtech, Pelikan Pipe Industry (Civic), Prime Star Industries or approved equivalent.
6	RCC Pipe	Shalimar, Pakistan Pipes, National Pipe Industry
7	G.I. Pipes	International Industries Ltd. (IIL), Master Pipe, Jamal, Victory, Steelex or equivalent
8	C.I. Pipes	C.I. Engineering / Corp: Teepu, Alpine, NPC and CME or equivalent.
9	Gate / Sluice Valves	KITZ (Star Corporation), Teepu, Anwer, Asia, Rehman Group, Sirajia Trading co.

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Sr. No.	Description	Manufacturer/Supplier/Source
10	G.I. Fittings	KITZ (Star Corporation), Health Engineering (HE)
11	C.I. Fittings & Valves	Teepu, Alpine, Sirajia Trading co.
12	C.I. Manhole Cover	CME, Teepu, Alpine, Turk Plast
17	MS Seamless Pipe	Huffaz Industries, Jamal, KITZ, Sirajia Trading co., Master Pipes, Victory
18	PVC Water Stop	Fosroc, Sika, Decora, Marflex
19	HDPE pipe and Fittings	Dadex, Jamal, Plasco, Turk Plast, Beta, Popular Pipe, Accufit, IIL, DURA BUILT, Builtec, Fast Flow, YAH Plastic Industry, Newtech, Pelikan Pipe Industry (Pelikan), Prime Star Industries
21	Water Tank	Master, Super Tuff, Dura, Accufit, Prime Master
22	Kitchen Sink	Porta, Atlas, Asia or approved equivalent
ELECTRICAL & MECHANICAL WORKS		
1	Wires and Cables	Pakistan Cables, Fast, AGE, Newage, GM
2	Air Switch Breaker, Load brake switches, MCCB and MCB etc.	Terasaki Japan, Siemens, ABB, MG, Hager, Schneider Electric
3	Switches and Sockets	Schneider, Philips
4	Down Light/ Batten Lights	Sunlight, Pierlite, Future Technology, Orient
5	Flood Lights	Philips/ Signify, Osram, GE, Thorn
6	Fans Ceiling/Exhaust/Bracket	Pak, Royal, SK, Super Asia,
7	UPS	Huawei, Homage, Inverex, Goodwee, Crown, Fronius, APC
8	Tubular batteries	AGS, Phoenix, Osaka, Exide, Volta
9	AC Units	Gree, Haier, Orient, Green Air, Dawlance, PEL, Kenwood
10	Air Curtains	Gree, Haier, Orient, Green Air, Dawlance, PEL, Kenwood or Equivalent
11	PVC Conduits and Pipes	Polupar, Galco, Sheval, Adamjee, GM, Dadex
12	PVC Cable Trunk	Adamjee, Jeddah or equivalent
13	Termination Kit / Straight Jointing Kit	Raychem (Germany), 3M (USA), Elastimod (Egypt)
14	LV main distribution panel	Siemens, PEL, FICO, Schneider Electric, ABB, Sunbeams, Engineers & Engineering, Libra, Hussein & Co., BLS

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PAKISTAN AIRPORTS AUTHORITY

Islamabad International Airport (IIAP)

Design and Construction (EPC) of Office Complex for PAA and CAA, and Aviation Block, Landside, IIAP Islamabad

FINANCIAL PROPOSAL

Annexures 1 to 7

To be submitted in the FINANCIAL ENVELOPE (Envelope 2) only.

Do not place any price in the technical envelope.

Name of bidder: _____

Date of submission: _____

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List of Annexures to the Financial Proposal

Annex-1 Instructions for Pricing
Annex-2 Letter of Price Bid
Annex-3 Summary of Prices
Annex-4 Payment Milestones – Section 1 (PAA & CAA Office Complex)
Annex-5 Payment Milestones – Section 2 (Aviation Block)
Annex-6 Schedule of Rates (for variations only)
Annex-7 Bidder's Declaration

Cells shaded yellow are to be filled in by the bidder. All amounts are in Pakistani Rupees (PKR).

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Annex-1 Instructions for Pricing

1. This is a lump-sum design-build (EPC) contract in two Sections. There is no bill of quantities. The bidder's price for each Section covers everything in the Employer's Requirements, whatever quantities its own design needs.
2. The bidder quotes two lump sums in Annex-3: one for Section 1 and one for Section 2. Each includes all design, approvals, materials, labour, equipment, overheads, profit, insurances and taxes.
3. Prices are firm for the whole contract. No price adjustment or escalation will be paid.
4. Annex-4 and Annex-5 show how each lump sum is paid. PAA has fixed the percentages and they may not be changed. The bidder works out each amount as the percentage multiplied by its lump sum, so that each Annex totals 100%.
5. Every rate in Annex-6 must be filled in. These rates are not added to the bid price; they are used only to value any changes PAA orders.
6. All bidders price on the same covered areas stated in Annex-3 (from the Employer's Requirements). Foundations are priced on a safe bearing capacity of 0.8 ton/sq ft at 5 ft depth.
7. Words govern over figures. The two lump sums govern over any other total in these Annexures.

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Annex-2 Letter of Price Bid

To: Pakistan Airports Authority, Islamabad International Airport, Islamabad

Date: _____

Dear Sir,

1. Having examined the bidding documents, including Addenda Nos. _____, we offer to design, construct, complete and hand over the Works, Section 1 and Section 2, in accordance with the Contract, for the firm Contract Price below, inclusive of all taxes.

Item	Amount (PKR)
Section 1 – PAA & CAA Office Complex	
Section 2 – Aviation Block	
CONTRACT PRICE (Section 1 + Section 2)	

Contract Price in words: Pakistani Rupees _____ only.

2. Our prices are firm and will not be adjusted for any change in costs.
3. Our rates in Annex-6 apply to any changes ordered by PAA.
4. This price bid is valid for [120] days from the bid deadline.
5. If our bid is accepted, we will provide the performance security and start the Works as the Contract requires.
6. We understand that PAA is not bound to accept the lowest or any bid.

Signature: _____ Name: _____

Designation: _____ Company seal:

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Annex-3 Summary of Prices

Carry the totals from Annex-4 and Annex-5. The Contract Price goes in the Letter of Price Bid (Annex-2) and is the price used to compare bids.

No.	Description	Covered area (sq ft)	Amount (PKR)
1	Section 1 – PAA & CAA Office Complex (total of Annex-4)	118,608	
2	Section 2 – Aviation Block (total of Annex-5)	30,324	
	CONTRACT PRICE (1 + 2)	**148,932**	

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Annex-4 Payment Milestones – Section 1

PAA & CAA Office Complex. The percentages are fixed by PAA.

Each milestone is paid when the Employer's Representative certifies, with PAA's approval, that the work is complete in accordance with the approved drawings, the relevant specifications and the required tests.

No.	Milestone	% of lump sum	Amount (PKR)
1	Design, surveys and soil investigation complete; design drawings approved	4.0%	
2	Mobilisation and site establishment complete	2.0%	
3	Foundations and plinth complete	10.0%	
4	Steel structure fabricated and delivered to site	12.0%	
5	Steel structure erected, including floor slabs and staircases	12.0%	
6	Roof, external walls, cladding and glazing complete	14.0%	
7	Internal works complete: partitions, ceilings, floors, toilets, doors and paint	16.0%	
8	Electrical works complete, including HT/LV supply, generator and UPS	9.0%	
9	Air-conditioning (AC units), plumbing and fire protection complete	9.0%	
10	IT, CCTV and access control complete	3.0%	
11	External works complete: roads, paving, parking, drainage and lighting	7.0%	
12	Completion and handover of Section 1	2.0%	
	TOTAL SECTION 1 (carry to Annex-3)	**100.0%**	

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Annex-5 Payment Milestones – Section 2

Aviation Block. The percentages are fixed by PAA.

Each milestone is paid when the Employer's Representative certifies, with PAA's approval, that the work is complete in accordance with the approved drawings, the relevant specifications and the required tests.

No.	Milestone	% of lump sum	Amount (PKR)
1	Design, surveys and soil investigation complete; design drawings approved	4.0%	
2	Mobilisation and site establishment complete	2.0%	
3	Foundations and plinth complete	7.0%	
4	Steel structure fabricated and delivered to site	12.0%	
5	Steel structure erected, including floor and roof slabs and staircases	14.0%	
6	Brick facade, windows and roof waterproofing complete	16.0%	
7	Internal works complete: partitions, ceilings, floors, toilets, doors and paint	16.0%	
8	Electrical works complete, including HT/LV supply, generator and UPS	9.0%	
9	Air-conditioning (AC units), plumbing and fire protection complete	8.0%	
10	Two passenger lifts installed and working	4.0%	
11	IT, CCTV, Situation Room and Conference Hall works, and external works complete	5.0%	
12	Completion and handover of Section 2	3.0%	
	TOTAL SECTION 2 (carry to Annex-3)	**100.0%**	

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Annex-6 Schedule of Rates (for variations only)

Rates only, with no quantities. These rates are not added to the bid price. They are used only to value changes ordered by PAA, extra foundation work if the ground is weaker than assumed, and area changes. Rates are firm and include overheads, profit and taxes.

No.	Description	Unit	Rate (PKR)
1	Section 1 building, complete, all trades (for area changes beyond ±10%)	sq ft	
2	Section 2 building, complete, all trades (for area changes beyond ±10%)	sq ft	
3	Excavation in any soil, including disposal	cft	
4	RCC in foundations, including formwork and reinforcement	cft	
5	Bored cast-in-situ pile, 600 mm diameter (only if ground is weaker than 0.8 ton/sq ft)	ft	
6	Structural steel, fabricated, painted and erected	tonne	
7	Steel deck floor slab with concrete, complete	sq ft	
8	Concrete block masonry, 6 in., plastered both sides	sq ft	
9	Dry-wall partition, boards both sides	sq ft	
10	Facing-brick veneer, complete (Section 2)	sq ft	
11	Aluminium cladding panels, complete	sq ft	
12	Aluminium window with double glazing	sq ft	
13	Suspended false ceiling	sq ft	
14	Porcelain floor tile with skirting	sq ft	
15	Emulsion paint, 2 coats on primer	sq ft	
16	Internal door with frame and fittings	No.	
17	Inverter split AC unit, 1.5 ton, installed	No.	
18	Inverter split AC unit, 2 ton, installed	No.	
19	Cassette AC unit, 4 ton, installed	No.	
20	LED light fitting, installed with wiring	No.	
21	Power socket point, installed with wiring	No.	
22	Data outlet point, installed	No.	
23	Concrete paver flooring on sub-base	sq ft	
24	Skilled labour (daywork)	hour	
25	Unskilled labour (daywork)	hour	

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Annex-7 Bidder's Declaration

1. Our prices are complete and firm, and include everything required by the Employer's Requirements for both Sections, whether or not separately listed.
2. The amounts in Annex-4 and Annex-5 are worked out from our lump sums using PAA's fixed percentages, and each totals 100% of its lump sum.
3. We have filled every rate in Annex-6.
4. No price or rate from these Annexures appears in our technical proposal.

Signature: _____ Name: _____

Designation: _____ Date: _____

Company seal:

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

Employer's Requirements – Design and Construction of Aviation Office Building at MoD and Two Buildings for PAA and PCAA HQs at Islamabad

The Contractor shall design, build, finish, equip, test, commission and hand over two complete, ready-to-occupy steel-framed buildings under one lump-sum EPC contract, in two Sections. The requirements are stated simply, as the outcome PAA needs. The Contractor proposes its own design, materials and specifications for PAA's approval.

Part 1 – General

1.1 The Works

One contract, one Contractor, two Lots. Each Section has its own completion time, handover and defects period. Both buildings have a steel structure on RCC foundations.

Item	Lot 1 – PAA & CAA Office Complex	Lot 2 – Aviation Block
Location	Islamabad	Islamabad
Drawings	Floor plans and site plan issued with the tender	Sheets A-101 to A-104 and 3D views issued with the tender
Storeys	As shown on the drawings	As shown on the drawings
Covered area for bidding	118,608 sq ft	30,324 sq ft
Outside look	Cladding panels and glass	Red brick facade as in the 3D views, or as approved by PAA during the design phase
Lifts	None	2 passenger lifts
Time for completion	[10] months	[10] months

All bidders price on the covered areas in the table, so that bids are comparable. Areas are measured to the outside face of external walls on all floors, and exclude the open passage, open courtyards, roof stair and lift rooms, the Lot 2 porch and external stair, and external works. The Contractor checks the areas against the drawings during design; differences from its own design or measurement do not change the price. If PAA orders a change that increases or reduces a Section's covered area by more than 15%, the difference beyond 15% is valued at the bidder's rate per sq ft in the Schedule of Rates.

1.2 What PAA expects at handover

Two finished buildings, ready to move into: all rooms finished, all electrical, air-conditioning, plumbing, fire and IT works installed and working, connected to PAA's existing services, and approved by the relevant authorities. Only furniture and active IT equipment are left for PAA.

Where these requirements are silent, the Contractor provides what a complete, safe office building of this type normally has, at no extra cost.

Part 2 – Scope of work

2.1 Included

The lump sum for each Section covers:

1. Site survey, soil investigation, design, drawings and all approvals and NOCs
2. Site preparation, foundations and plinth
3. Steel structure, floor slabs, staircases and roof
4. External walls, facade, windows and doors
5. All internal finishes: partitions, ceilings, floors, toilets, pantries, paint, fixed counters and signage
6. Ramps and access for disabled persons
7. Electrical works as stated in EPC requirement documents.
8. Air-conditioning with AC units, and exhaust fans as stated in EPC requirement documents.
9. Water supply, tanks, drainage and sewerage
10. Fire fighting system and fire alarm and detection system, fire suppression system with storage tanks and pumps
11. IT cabling, CCTV and access control
12. Lifts (Lot 2)
13. External works for each Section/Lot, as shown on the site plans
14. Connections to PAA's existing power, water, sewer, drainage, fire and data services
15. Handover documents, training of PAA staff, and remedying defects
16. Anything else needed for complete, working buildings

2.2 Not included

- Loose furniture and workstations
- Active IT equipment (switches, servers, telephone exchange)
- Classified communications and audio-visual systems in the Situation Room and Conference Halls; the Contractor provides the rooms, power and cable routes for them
- Upgrading PAA's existing services beyond the connection

Part 3 – Design and structure

3.1 Design

1. The Contractor designs the complete buildings: architecture, structure, foundations, electrical, air-conditioning, plumbing, fire safety, IT and external works.
2. Design is signed by PEC-registered engineers and a registered architect.
3. The design follows the Building Code of Pakistan and good engineering practice. The Contractor states the standards it uses in its design report.
4. The Contractor keeps the room layouts and the outside look shown on the reference drawings and 3D views. Changes need PAA's written approval.
5. PAA's approval of the design does not relieve the Contractor of responsibility for it.

3.2 Basic design data

Item	Requirement
Life of structure	At least 50 years
Earthquake and wind	As the Building Code of Pakistan requires for Islamabad
Floor loads	Offices 50 psf; corridors, stairs, conference rooms and Situation Room 100 psf; record rooms and stores 125 psf
Ceiling height	At least [9 ft] clear in offices
Plinth	At least 2 ft above natural ground

3.3 Ground conditions

The Contractor carries out its own soil investigation before designing foundations. Bidders price foundations assuming a safe bearing capacity of 0.8 ton/sq ft at 5 ft depth (the Reference Ground Conditions). If the soil report shows weaker ground, the extra foundation cost is paid as a variation.

3.4 Steel structure

- Steel frame of pre-engineered or conventional steel members, designed for the number of storeys in each building
- Floors of steel deck with concrete topping, or RCC slab on steel beams, at the Employer's choice on the basis of design provided by the contractor. Slabs at least 6 in. (150 mm) thick in normal-weight concrete. Floors must be stiff and free of noticeable vibration when people walk on them, including in open-plan halls and conference rooms; internal columns may be added in large halls if needed
- RCC foundations and plinth
- Steel cleaned, primed and painted with an approved paint system
- Fire protection to steel as the approved fire safety plan requires
- Fabricated and erected to the approved drawings, by experienced fabricators and erectors

Part 4 – Lot 1: PAA & PCAA Office Complex

4.1 Accommodation

All rooms, halls, toilets, stairs and service rooms as shown on the Section/Lot 1 layouts and drawings issued with the tender.

4.2 Roof, walls and facade

Element	Requirement
Roof	Insulated metal roof sheeting with gutters and downpipes, leak-free
External walls	Insulated wall panels or block masonry
Façade	Aluminium cladding panels and double-glazed windows in aluminium

Element	Requirement
	frames
Main entrances	Tempered glass doors

4.3 Internal finishes

Element	Requirement
Partitions	Dry-wall partitions or block masonry (as per Employer's choice) painted; glass fronts for Director rooms where shown
Ceilings	Suspended false ceiling with tiles; moisture-resistant in toilets
Floors	Porcelain tiles; anti-skid tiles in toilets and at entrances; granite or marble on stairs and entrance steps
Doors	Solid-core wooden doors or Glass as applicable, with good-quality fittings; fire doors where the fire authority requires
Toilets and pantries	Wall and floor tiles, local Grade-A sanitary fittings, vanity counters, mirrors, pantry sink and counter
Paint	Emulsion paint on walls and ceilings
Fixed items	Counters, shelves and record racks where shown; room and direction signs

The Contractor submits samples of the main finishes for PAA's approval before ordering.

4.4 External works

Roads, paving, parking, drainage, external lighting, landscaping and boundary works, as shown on the site plan.

Part 5 – Lot 2: Aviation Block

5.1 Accommodation

All rooms, halls, toilets, stairs, lifts and service rooms as shown on Sheets A-101 to A-104 issued with the tender.

5.2 Facade

The facade is red facing brick as in the 3D views, or another facade PAA approves during the design phase. The intended look is: red facing brick, arched windows on the top floor, arched openings and porch on the ground floor, bands between floors, and a decorative cornice at roof level. The brick is fixed securely to the steel frame. Windows are aluminium with double glazing.

The Contractor builds a sample panel of the facade for PAA's approval before starting the full facade.

5.3 Situation Room and Conference Halls

- Sound insulation so conversations cannot be heard outside the rooms
- Soundproof operator booths, as drawn
- Power points and cable routes ready for audio-visual and communication equipment
- Separate air-conditioning and UPS power
- Security details will be given to the successful Contractor only, under a confidentiality undertaking

5.4 Lifts

Two passenger lifts, 8 persons each, serving all four floors, with automatic rescue in a power failure.

5.5 Finishes

As Lot 1, with better finishes in executive offices, the Executive Lounge, the Situation Room, the Conference Halls and the lobby: marble or granite floors, decorative false ceilings, and wooden panelling where PAA approves.

5.6 External works

Entrance steps, ramp, arched porch, paving around the building, planters, drainage and facade lighting.

Part 6 – Building services

6.1 Electrical

- As per Electrical and lighting design requirement stated in annexure attached to bidding document.

6.2 Air-conditioning

- As per HVAC (VRF System) design requirement stated in annexure attached to bidding document.
- Exhaust fans in all toilets, pantries and the kitchen
- Outdoor units placed neatly on the roof or behind screens, with drain pipes for condensate

6.3 Plumbing

- Water connection from PAA's main to underground and overhead tanks, with pumps
- Hot water in pantries and executive baths
- Drainage and sewer pipes connected to PAA's sewer
- Local Grade-A sanitary fittings

6.4 Fire fighting, fire alarm and detection

The Contractor prepares a fire safety plan and gets it approved by the fire authority / Civil Defence. Both buildings get:

- **Fire alarm and detection system:** automatic addressable fire alarm panel, smoke and heat detectors in all areas, manual call points, alarm sounders and flashing lights, linked to switch off AC and release access-controlled doors

- **Fire fighting system:** fire hose reels and landing valves on every floor, fire pump set and water storage tank, and fire extinguishers throughout
- Sprinklers where the fire authority requires them
- Emergency lights and illuminated exit signs
- Fire-rated doors and enclosed staircases as required

6.5 IT and security

- Data cabling to every workstation and room, with a main IT room for each Section
- CCTV cameras at entrances, corridors, staircases, parking and the building perimeter, with recording
- Card or biometric access control at main entrances, IT rooms and record rooms
- Public address system

Part 7 – Approvals, construction and handover

7.1 Connections to PAA's services

The Contractor connects power, water, sewer, storm-water, fire water and data to PAA's nearest existing points, including all cables, pipes and trenches, and restores the ground afterwards.

7.2 Design approval

Work on any part starts only after PAA approves its drawings.

1. **Concept design:** layouts, elevations, structural scheme, services layout, soil report
2. **Detailed design:** construction drawings for all trades
3. **Samples:** main finishes, fittings and the Section 2 facade panel

7.3 Programme and progress

- Work programme within [28] days of starting, showing design, steel, construction and handover for each Section
- Monthly progress report with photographs
- Regular progress meetings on site

7.4 Quality

Materials and workmanship follow the approved drawings, samples and specifications. The Employer's Representative may inspect any work. Faulty work is corrected at the Contractor's cost.

7.5 Completion and handover

A Lot / Section is handed over when:

- all work is complete and all systems are working
- The concerned authority / department has approved it
- the Contractor has handed over As-built drawings, operation manuals, warranties and spare-parts lists
- PAA's staff have been trained on the equipment

7.6 Defects period

[12] months from handover of each Lot/Section. The Contractor repairs any defect within [7] days of notice, or within [24] hours for urgent faults (power, water leaks, lifts, fire systems). Manufacturers' warranties on equipment pass to PAA.

7.7 Site safety and airport rules

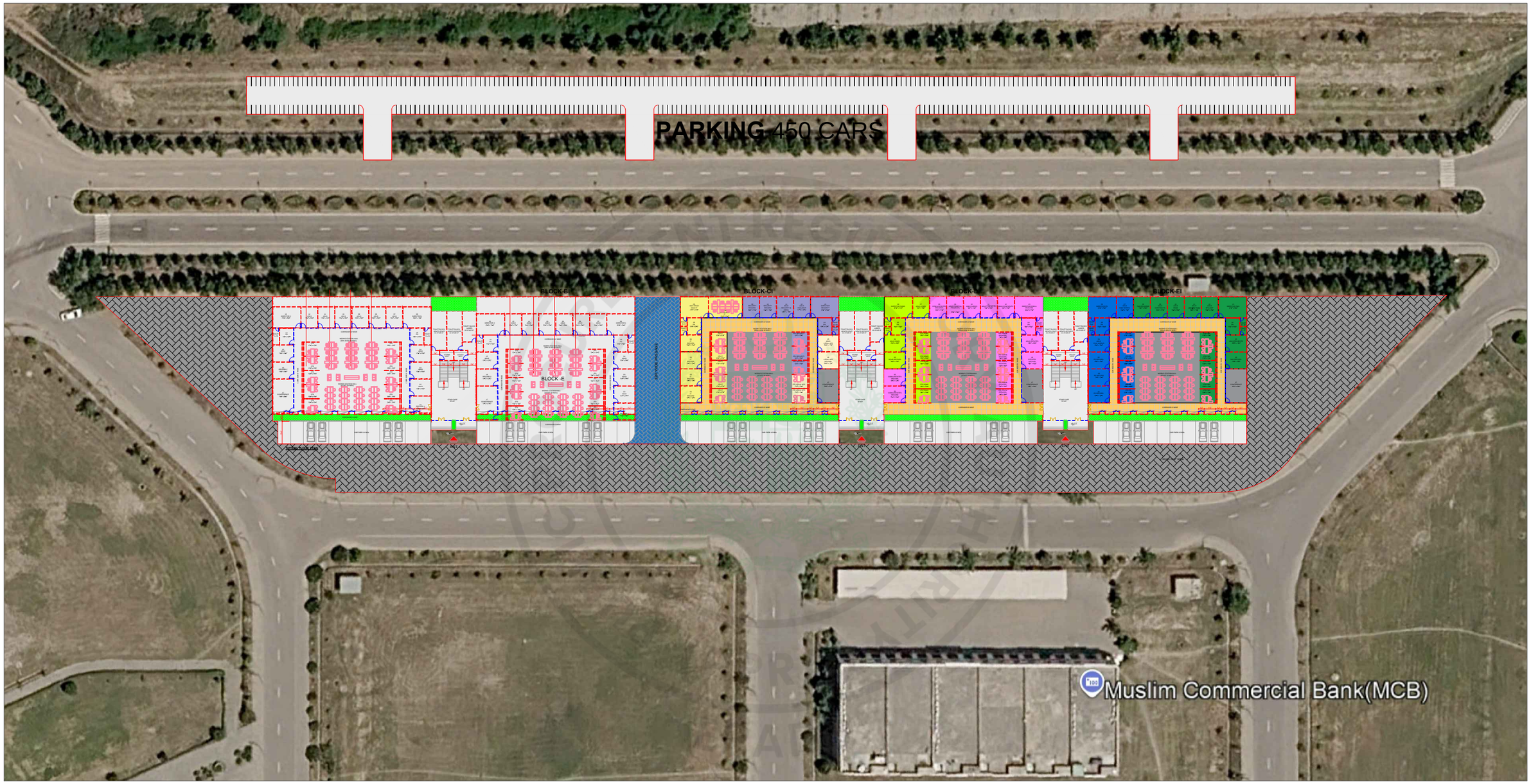
- Safe working practices and a safety officer on site
- Airport passes for all workers and vehicles, obtained through PAA
- Working hours, crane heights and restricted areas as airport security directs
- Site kept fenced, clean and free of loose debris
- Section 2: confidentiality of drawings and no photography without permission

7.8 Site office for PAA

A furnished, air-conditioned site office at both locations for the Employer's Representative until the last handover.

Contractor shall start work on both buildings simultaneously.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS



PAKISTAN AIRPORT AUTHORITY
WORKS CIRCLE NORTH
IIAP ISLAMABAD

PROJECT:
PROPOSED OFFICE BLOCK AT LANDSIDE IN IIAP ISLAMABAD

TITLE:
SITE LOCATION PLAN

DRAWN BY	DESIGNED BY
ZAHID SALEEM SUPERINTENDENT Arch. (North)	MOAZZAM ABBAS DEPUTY DIRECTOR Arch. (North)
DATE	**SCALE**
29-10-2026	N.T.S
DRAWING N0/ FILE NO.	

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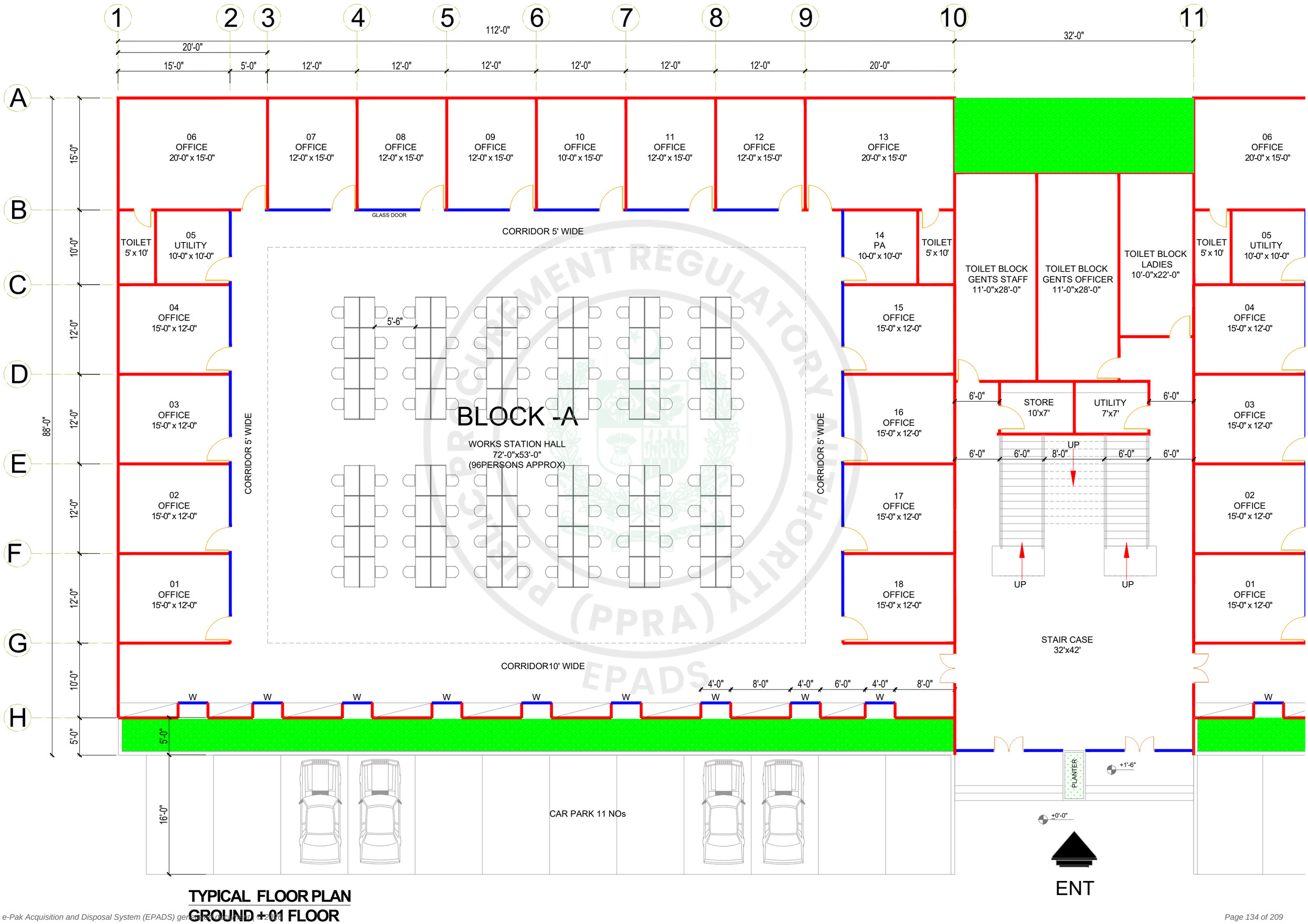
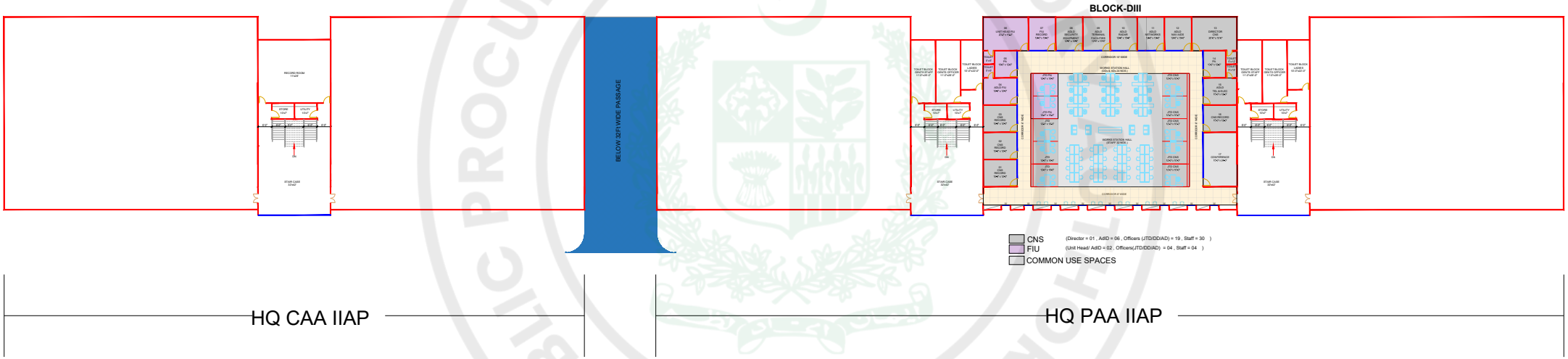
TYPICAL FLOOR PLAN
GROUND + 01 FLOOR

TYPICAL FLOOR PLAN
GROUND + 01 FLOOR

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

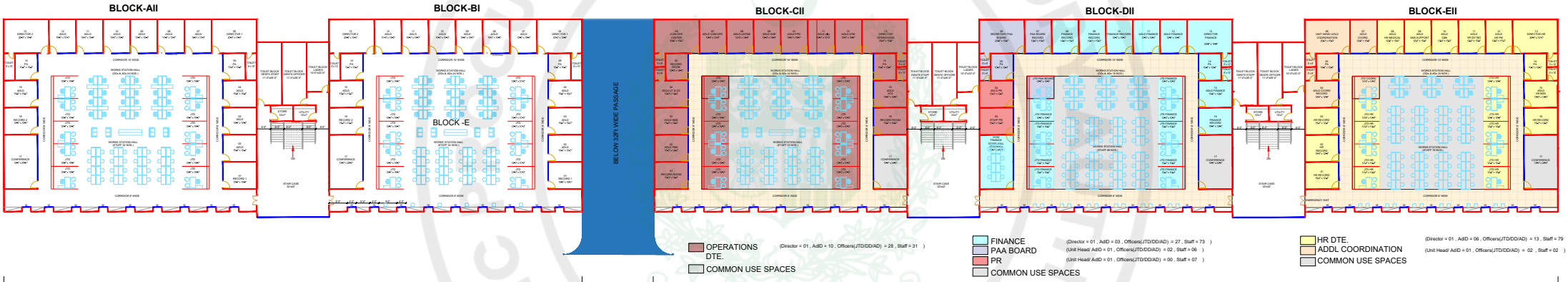


TYPICAL FLOOR PLAN
GROUND +01 FLOOR



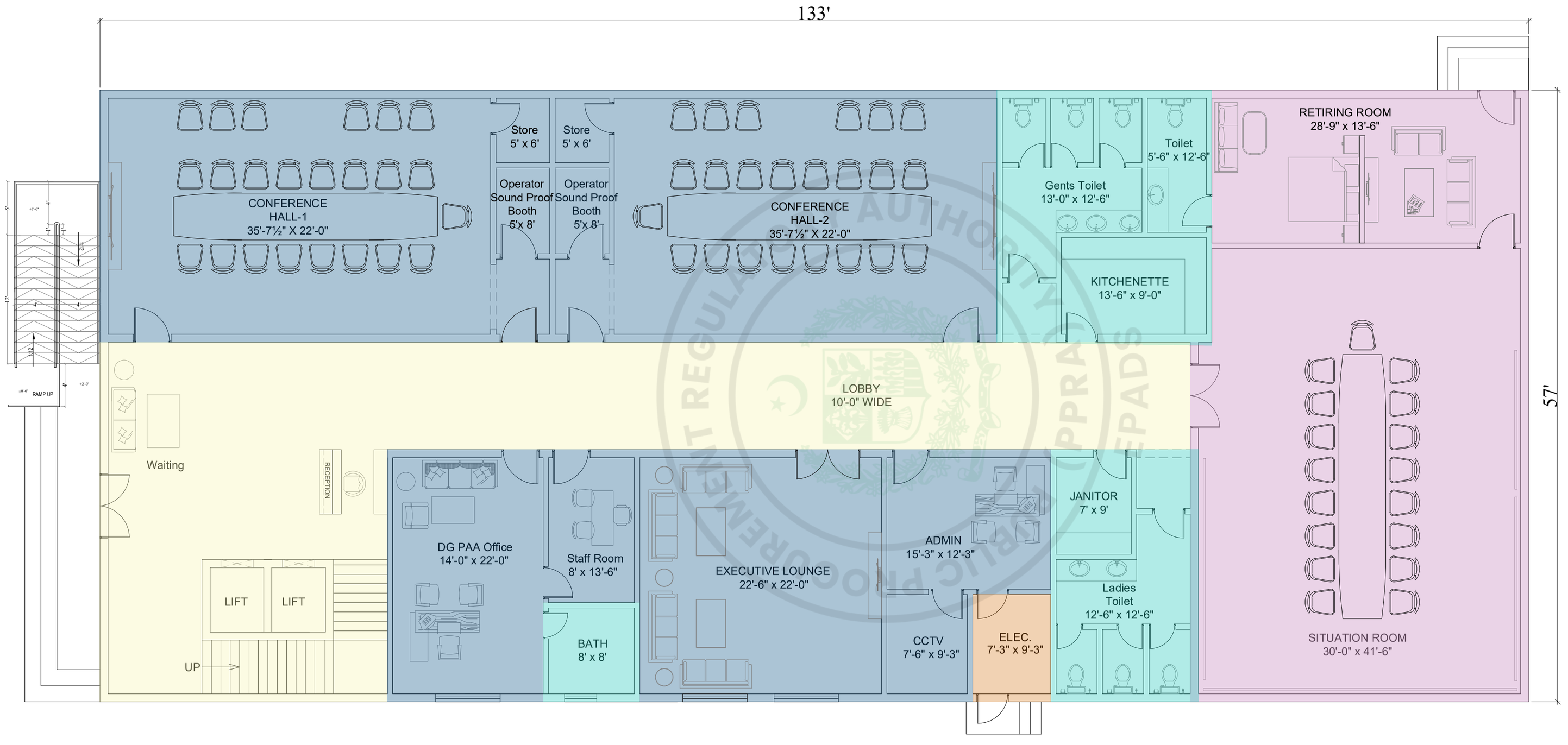
2ND FLOOR PLAN

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS



FIRST FLOOR PLAN

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS



CONSULTANTS:
OSMANI GLOBAL PVT. LTD

OSMANI GLOBAL
RESHAPING HOW CITIES LOOK

CLIENT:

PROJECT:

AVIATION BLOCK

TITLE:
GROUND FLOOR LAYOUT
(Common Floor Conference/ Situation Room)

Ground Floor (Aviation)

Sr. No.	Room / Space	Qty
1	Situation Room	1
	Ante Room	
	Retiring Room	
	Attached Bath	
2	Admin Room	1
3	Conference Room	2
	Sound Proof Booth	
	Store	
4	DG PAA Office	1
	PA Room	
	Attached Bath	
5	Executive Lounge	1
6	Admin Office	1
7	CCTV	1
8	ELEC.	1
9	Kitchenette	1
10	Waiting	1
11	Gents Toilet Block	1
12	Ladies Toilet Block	1
13	Janitor	1
14	Staircase & Lift	

SCALE: 3/32" = 1'

DATE:	DWG NO.:	REV NO.:
04-Aug-2026	A-101	02

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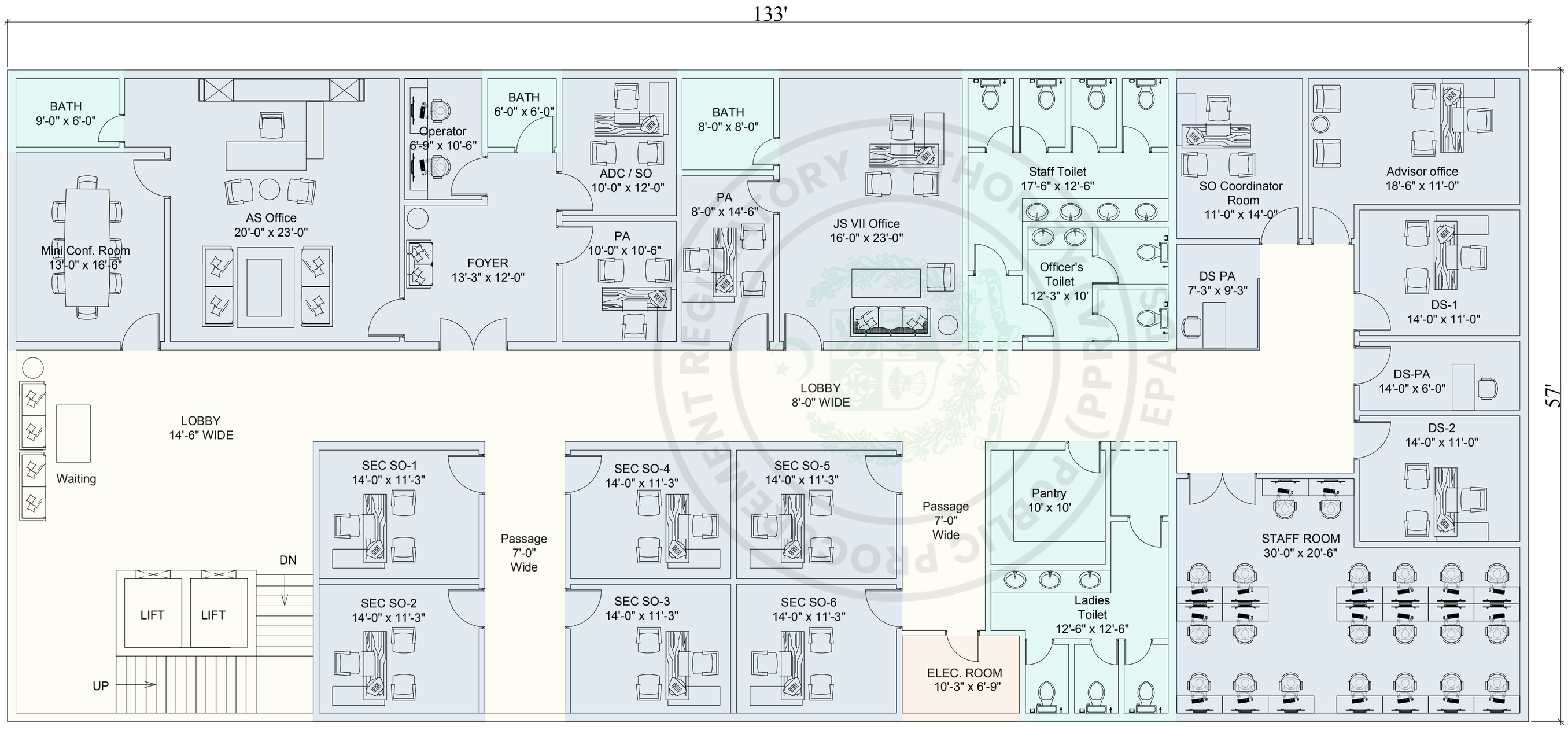

CONSULTANTS:
OSMANI GLOBAL PVT. LTD

OSMANI GLOBAL
RESHAPING HOW CITIES LOOK

CLIENT:

PROJECT:

AVIATION BLOCK

TITLE:

FIRST FLOOR LAYOUT
(Aviation Wing)

First Floor (Aviation Wing)

Sr. No.	Room / Space	Qty
1	AS Room	1
	PA Room	
	Attached Bath	
	Conference Room	
	ADC / SO Room	
	Operator	
2	JS Room	1
	PA Room	
	Attached Bath	
3	SO Coordinator Room	1
4	Advisor office	1
5	DS Offices	2
	DS PA	
6	SO Offices	6
7	Gents Toilet Block	1
8	Ladies Toilet Block	1
9	Staff Workstation Area	1
10	Waiting Area	1
11	Staircase & Lift	
12	Pantry	
13	ELEC. ROOM	
14	Corridor	

SCALE:
3/32" = 1'

DATE:	DWG NO.:	REV NO.:
04-Aug-2026	A-102	02

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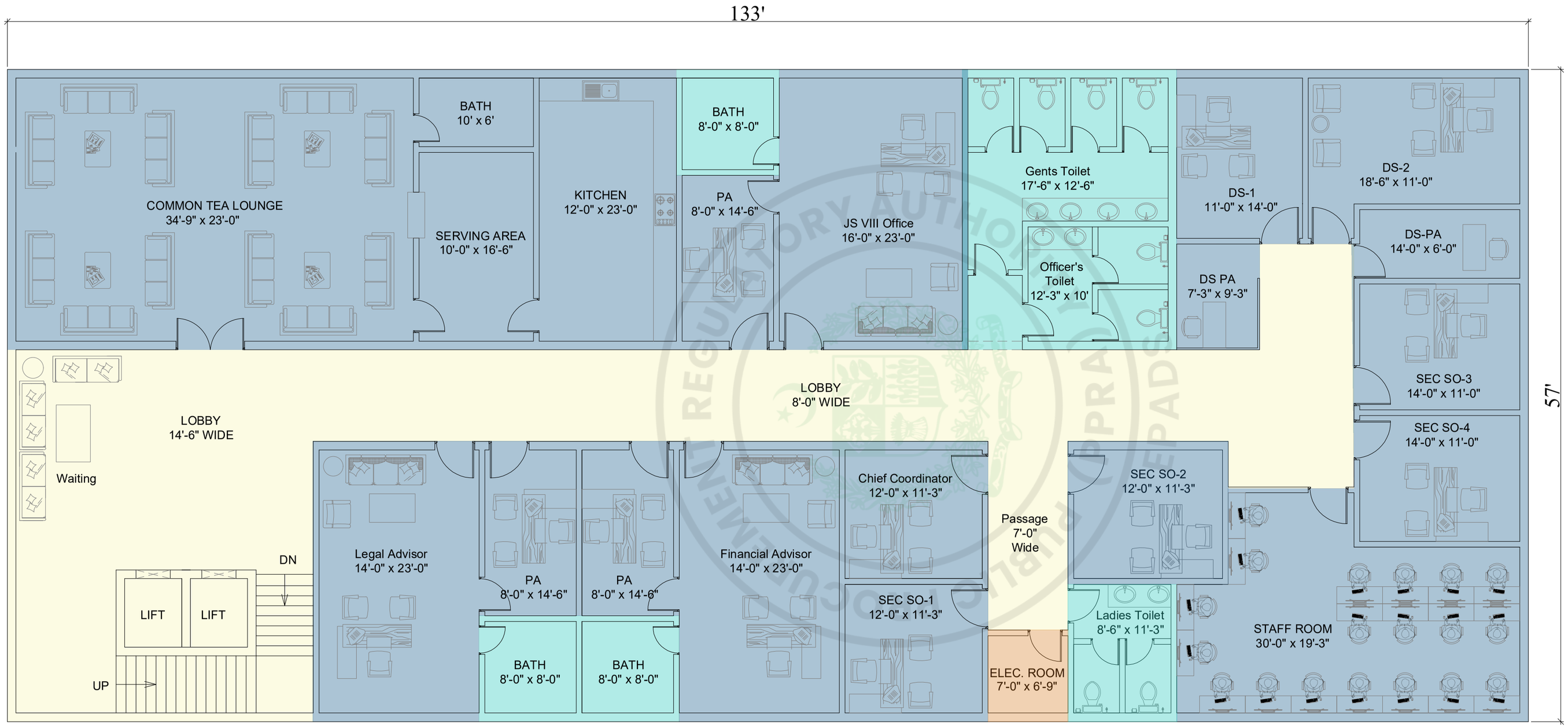

CONSULTANTS:
OSMANI GLOBAL PVT. LTD

OSMANI GLOBAL
RESHAPING HOW CITIES LOOK

CLIENT:

PROJECT:

AVIATION BLOCK

TITLE:

SECOND FLOOR LAYOUT
(Aviation Wing)

Second Floor (Aviation Wing)

Sr. No.	Room / Space	Qty
1	TEA LOUNGE	1
	Attached Bath	
	Kitchen	
	Serving Area	
2	JS Room	1
	Attached Bath	
	PA Room	
3	Financial Advisor	1
	Attached Bath	
	PA Room	
4	Legal Advisor	1
	Attached Bath	
	PA Room	
5	Chief Coordinator	1
6	SOs Room 1–4	4
7	DS Room 1–2	2
	DS PA	
8	Staff Workstation Area	1
9	Gents Toilet Block	1
10	Ladies Toilet Block	1
11	Staircase	1
12	ELEC. Room	1
13	Corridors/Passages	

SCALE:
3/32" = 1'

DATE:	DWG NO.:	REV NO.:
04-Aug-2026	A-103	02

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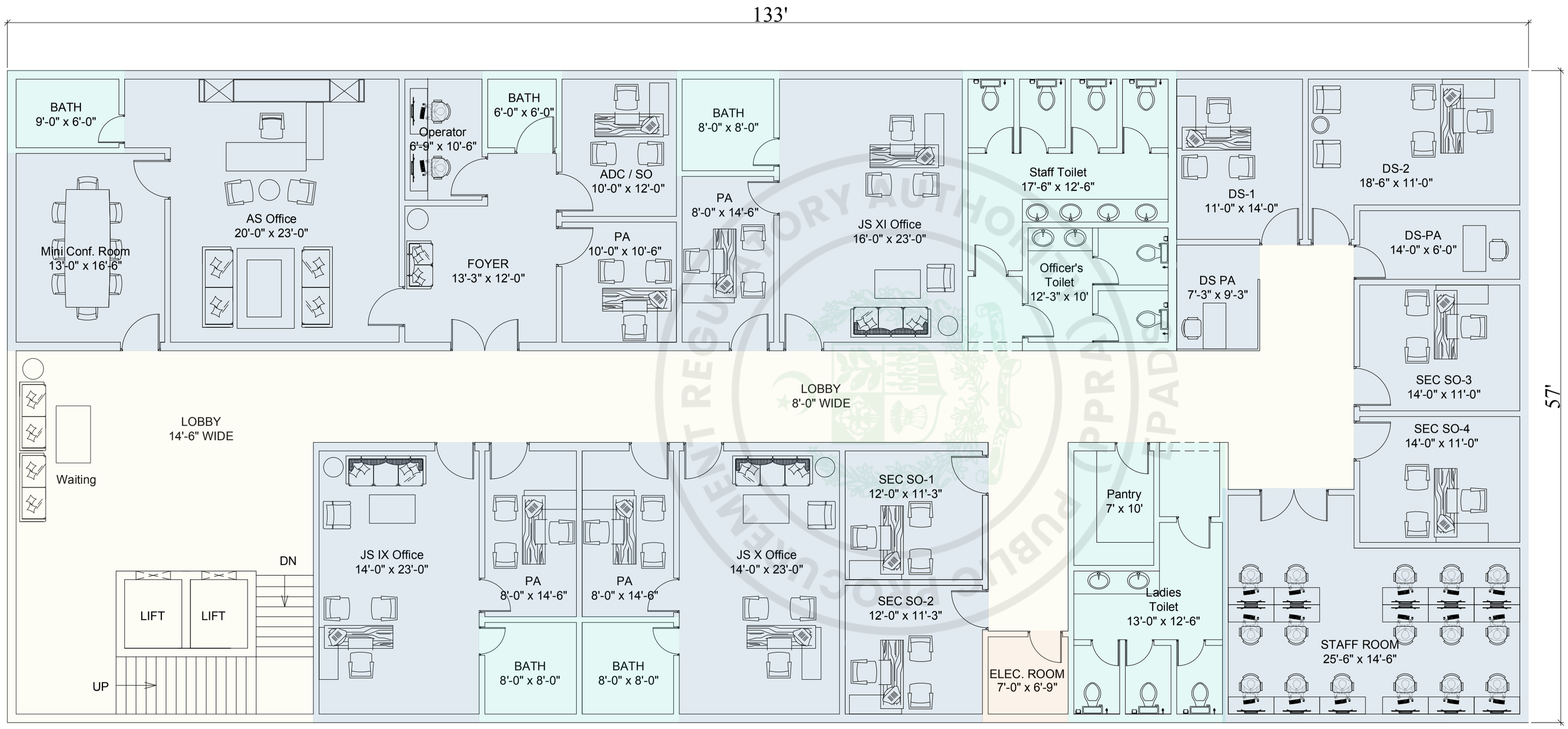

CONSULTANTS:
OSMANI GLOBAL PVT. LTD

OSMANI GLOBAL
RESHAPING HOW CITIES LOOK

CLIENT:

PROJECT:

AVIATION BLOCK

TITLE:

THIRD FLOOR LAYOUT

Third Floor

Sr. No.	Room / Space	Qty
1	AS Room	1
	PA Room	
	Attached Bath	
	Conference Room	
	ADC / SO Room	
	Operator	
2	JS Room	3
	PA Room	
	Attached Bath	
3	DS Offices	2
	DS PA	
4	SO Offices	4
5	Staff Workstation Area	1
6	Waiting Area	1
7	Gents Toilet Block	1
8	Ladies Toilet Block	1
9	Staircase & Lift	1
10	Pantry	1
11	ELEC. Room	1
12	Corridor	
13		

SCALE:
3/32" = 1'

DATE:	DWG NO.:	REV NO.:
04-Aug-2026	A-104	02

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PROCUREMENT REGULATORY AUTHORITY
EPADS



PROCUREMENT REGULATORY AUTHORITY
EPADS

PAKISTAN AIRPORTS AUTHORITY

Islamabad

Design and Construction (EPC) of Office Complex for PAA and CAA, and Aviation Block, Islamabad

Bid No. P204018

SPECIAL CONDITIONS OF CONTRACT

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PAA's standard General Conditions of Contract (GCC) apply to this Contract. These Special Conditions add to and amend them; where the two differ, these Special Conditions govern. They are complete in themselves and replace any earlier Special Conditions issued with PAA's GCC.

They are in two parts:

- **Part A – Project conditions:** contract data and the conditions particular to this design-build Contract.
- **Part B – Amendments to the GCC:** clauses of PAA's GCC that are substituted, added to or deleted, numbered as in the GCC.

Any generic EPADS conditions of contract for goods or services printed in the bidding document are replaced by PAA's GCC and these Special Conditions.

PART A – PROJECT CONDITIONS

1. Contract Data

Item	Data
Employer	Pakistan Airports Authority (PAA), Islamabad
Employer's Representative	The Divisional Engineer named in the GCC, or any officer or consultant nominated by PAA in writing
Contract type	Design-build (EPC), lump sum, firm price
Sections	Section 1: PAA & CAA Office Complex. Section 2: Aviation Block
Location	Islamabad
Time for completion	Section 1: 10 months (305 days). Section 2: 10 months (305 days). Both from the date of commencement
Commencement	As stated in the Letter of Acceptance / order to commence
Defects period	12 months from handover of each Section
Performance security	05 % of the Contract Price
Mobilisation advance	10% of the Contract Price against a bank guarantee
Retention	5% of each payment, released when the defects period of that Section ends
Delay damages	0.05% of the Section price per day of delay, up to 10% of the Section price
Price adjustment	None. Prices are firm
Interest on delayed payment	None
Governing law	Laws of Pakistan
Language	English
General Conditions	PAA's standard General Conditions of Contract, as amended by Part B
Disputes	Director General PAA, then mediation, then arbitration in Islamabad (GCC 65, Part B)

2. Contract documents and confidentiality

2.1 Contract documents. The documents are read together in this order of priority:

1. Contract Agreement
2. Letter of Acceptance
3. Letter of Price Bid and Financial Proposal (Annex-1 to Annex-7)
4. These Special Conditions (Part A and Part B)
5. PAA's General Conditions of Contract
6. Employer's Requirements and the tender drawings
7. Payment Schedule
8. The Contractor's technical proposal

2.2 Employer's Representative. Wherever the GCC refers to the Divisional Engineer or Engineer In charge, this means the Employer's Representative. The Employer's Representative manages the Contract for PAA, inspects and approves work, and certifies payments. PAA's prior written approval is needed for any variation, extension of time or additional payment.

2.3 Confidentiality. Drawings and information about the Works, especially Section 2 and the Situation Room, are confidential. The Contractor and its staff and subcontractors do not share them, photograph the site, or publish anything about the Works without PAA's written permission. Restricted details for Section 2 are given only after the Contractor signs a confidentiality undertaking.

3. Design liability and Contractor's special obligations

3.1 Design responsibility. The Contractor is fully responsible for the design of the Works, including structure, foundations, facade and all services. The design is prepared and signed by PEC-registered engineers and a registered architect. PAA's approval of the design does not relieve the Contractor of this responsibility. Any error or omission in the design, found at any time before the end of the defects period, is corrected by the Contractor at its own cost, together with all work affected by it, with no extension of time. The Contractor remains liable for defects in the structural design for 10 years after handover of each Section.

3.2 Approvals and permits. The Contractor obtains, at its own cost, all approvals, permits and NOCs needed for design and construction, including building plan approval, airport height clearance, and fire authority / Civil Defence approval.

3.3 Key staff. The Project Manager, design lead, site engineers and safety officer named in the bid stay on the project. None may be replaced without PAA's written approval, and only by a person of equal or better qualification.

3.4 Subcontracting. The Contractor may subcontract parts of the Works with PAA's prior written approval, but remains fully responsible for them. The designer and steel fabricator named in the bid may not be changed without PAA's approval.

3.5 Airport security. All workers and vehicles hold airport passes obtained through PAA. The Contractor follows the working hours, crane-height limits and restricted areas set by airport security. The time and cost of security clearance are the Contractor's.

4. Facilities for the Employer

The Contractor provides the following for PAA's use. Their full cost, including running and maintenance, is included in the Contract Price; there is no separate payment.

Item	Requirement	Period
Vehicles	Two (2) Toyota Corolla GLi cars, model 2020 or later, in good condition, registered, with comprehensive insurance, fuel (300 l/Month), maintenance, and a driver for each	From commencement until the end of the defects period of the last Section

Item	Requirement	Period
Printers	Two (2) A3 colour laser printers, HP or equivalent, network-ready, with toner, paper and maintenance	Property of PAA
Site office	A furnished, air-conditioned site office of about 400 sq ft for the Employer's Representative, with toilet, electricity, water, internet and cleaning	From commencement until handover of the last Section

- If a vehicle is off the road for more than 24 hours, the Contractor provides a replacement of the same standard.
- If any item is not provided, PAA may deduct PKR 10,000 per vehicle per day, and the cost of hiring a replacement for any other item, from payments due.
- The vehicles remain the Contractor's property and are returned at the end of the period. The printers become PAA's property at the end of the period.

5. Time, delay damages and defects liability

5.1 Design approval. Work on any part starts only after PAA approves its drawings. PAA responds to each design submission within 14 days.

5.2 Extension of time. Extension of time is dealt with under GCC Clause 24, as substituted in Part B.

5.3 Delay damages. As in GCC Clause 29 (Part B): if a Section is not completed on time, the Contractor pays delay damages of 0.05% of that Section's price for each day of delay, up to 10% of that Section's price. PAA may deduct them from payments. Delay in one Section does not attract damages for the other.

5.4 Handover. A Section is handed over when all its work is complete, all systems are working, the relevant authorities have approved it, and the Contractor has delivered as-built drawings, operation manuals, warranties and staff training. PAA issues a handover certificate.

5.5 Defects liability. The defects period is 12 months from the handover of each Section. The Contractor repairs any defect notified by PAA within 7 days, or within 24 hours for urgent faults (power, water leaks, lifts, fire systems). If it does not, PAA may have the work done by others and recover the cost from the Contractor. Any part repaired or replaced during the defects period gets a fresh 12-month defects period from the date of repair. Manufacturers' warranties pass to PAA at handover. The retention is released only when all notified defects of that Section are corrected.

6. Contract price, payment and variations

6.1 Contract Price. The Contract Price is a lump sum for each Section, as stated in the Letter of Price Bid. It covers design, construction, approvals, the facilities in Clause 4, and everything needed to complete the Works as described in the Employer's Requirements. There are no measured quantities, provisional sums or optional items.

6.2 Fixed price. Prices are firm for the whole Contract, including any extended period. No price adjustment or escalation is paid for any change in the cost of materials, labour, fuel, exchange rate or any other input. Changes in taxes after the bid date are dealt with under PAA's General Conditions.

6.3 Payment by milestones. Each Section's lump sum is paid in the milestones and percentages set out in the Payment Schedule. A milestone is paid only when the Employer's Representative certifies, with PAA's approval, that the work is complete in accordance with the approved drawings, the relevant specifications and the required tests. No payment is made for part of a milestone.

6.4 Mobilisation advance. On request, PAA pays a mobilisation advance of 10% of the Contract Price against an unconditional bank guarantee of equal value from a scheduled bank. The

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advance is recovered in proportion from each milestone payment, and is fully recovered before the last milestone of each Section is paid. The guarantee is reduced as the advance is recovered.

6.5 No secured advance. No payment is made for materials or equipment delivered to site but not yet built into the Works.

6.6 Retention. 5% is deducted from each payment. The retention for each Section is released in full when its defects period ends and all notified defects are corrected.

6.7 Deductions. PAA may deduct from any payment: delay damages; the advance recovery; retention; taxes deducted at source; deductions for facilities not provided (Clause 4); and the cost of correcting defects the Contractor fails to correct.

6.8 Delayed payment. No interest, mark-up or financing charges are payable on delayed payments.

6.9 Variations. Only a written order from PAA is a variation. Variations are valued using the rates in the Schedule of Rates (Annex-6 of the Financial Proposal). Where no rate applies, a rate is agreed from market rates with the Contractor's overheads and profit. Changes the Contractor makes for its own convenience, or design development within the Employer's Requirements, are not variations.

6.10 Area changes. The covered areas in the Employer's Requirements are the basis of the price. If PAA orders a change that increases or reduces a Section's covered area by more than 10%, the difference beyond 10% is valued at the bidder's rate per sq ft in the Schedule of Rates. Differences from the Contractor's own measurement or design do not change the price.

6.11 Ground conditions. Foundations are priced on a safe bearing capacity of 0.8 ton/sq ft at 5 ft depth. If the Contractor's soil investigation shows weaker ground, the extra foundation cost is a variation, valued as in 6.9. Better ground does not reduce the price.

7. Securities, insurance and integrity

7.1 Performance security. Within 14 days of the Letter of Acceptance, the Contractor provides an unconditional bank guarantee from a scheduled bank for 05% of the Contract Price. It stays valid until 28 days after the defects period of the last Section ends.

7.2 Insurance. From commencement until the handover of the last Section, the Contractor insures, in the joint names of PAA and the Contractor:

- the Works, materials and equipment, for their full replacement value, against all risks including fire, flood, earthquake and theft (Contractor's All Risk)
- third-party injury and property damage, including damage to airport property, for at least PKR 50 million per occurrence
- As per GCC

Copies of the policies are given to PAA before work starts on site.

7.3 Integrity Pact. The Integrity Pact signed with the bid is part of the Contract. Any breach, or any false document in the bid, allows PAA to terminate the Contract, forfeit the performance security, and refer the Contractor for blacklisting.

7.4 Matters not covered. Termination, force majeure, claims and all other matters not covered here are governed by PAA's standard General Conditions of Contract, as amended by Part B.

PART B – AMENDMENTS TO PAA'S GENERAL CONDITIONS OF CONTRACT

The following GCC clauses are substituted, added to or deleted as stated. All other GCC clauses apply unchanged, read with Part A. In the GCC, "Divisional Engineer" and "Engineer In charge" mean the Employer's Representative, and "bill of quantities" means the Financial Proposal (Annex-1 to Annex-7).

GCC 6 – Possession of Site (substitute Clause 6)

6.1 With the written order to commence, the Employer's Representative gives the Contractor possession of the Site of each Section, or of such portions of it as are needed to start and carry out the Works in line with the programme under Clause 10, subject to any phasing in the Contract.

6.2 As the Works progress, the Employer's Representative gives possession of further portions of the Site as needed for the Works to proceed with due speed, in line with the Contractor's reasonable proposals approved by the Employer's Representative.

6.3 The Contractor submits any proposal for staged possession of the Site in writing for approval. No right to possession arises until it is granted in writing.

6.4 PAA is not liable for any delay or claim arising from staged or partial possession of the Site, where the staging is consistent with the Contract or the approved programme.

GCC 10 – Programme to be furnished (substitute Clause 10)

10.1 Within 28 days of the date of commencement, the Contractor submits a detailed programme for both Sections to the Employer's Representative for approval. It shows all activities, including mobilisation, surveys and soil investigation, design and design approvals, steel fabrication and delivery, construction, testing, approvals by authorities and handover, and identifies the critical path in a computerised Critical Path Method (CPM) format.

10.2 The programme is updated monthly with a chart of forecast principal activities, an updated cash-flow forecast of milestone payments, and revisions to reflect actual progress. The approved programme is the baseline for assessing progress and delay damages under Clause 29.

10.3 The monthly progress report compares actual and planned progress, identifies current or emerging critical items, and gives the Contractor's measures to recover delay, with site photographs.

GCC 18 – Quality of Material, Workmanship and Tests (add Sub-Clause 18.2)

18.2 The cost of soil investigation, laboratory and site testing of materials, and all other tests needed to show that the Works meet the approved design and specifications, is borne by the Contractor.

GCC 24 – Extension of Time (substitute Clause 24)

24.1 If the Works, or a Section, are delayed by:

- extra or additional work ordered by PAA as a variation;
- exceptionally adverse climatic conditions;
- any delay, impediment or prevention by PAA; or
- other special circumstances not caused by the Contractor's default or breach of contract,

such as fairly to entitle the Contractor to an extension of the Time for Completion of the Works or of a Section, the Employer's Representative, after consulting the Contractor, determines the extension and notifies the Contractor, subject to PAA's approval.

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24.2 The Employer's Representative need not consider any claim unless the Contractor, within 14 days after the work or circumstance began, has given full and detailed particulars of the extension claimed, so that the claim can be investigated at the time.

24.3 Normal weather, increases in the price of steel or other materials, supply problems, and published airport security procedures do not justify an extension.

GCC 25 – Termination of Contract for slow progress (add Sub-Clause 25.1)

25.1 If the Contract is terminated by the Employer's Representative, the Contractor may file an appeal before the Director General PAA within seven (7) days of receiving the termination notice. The decision of the Director General PAA is final and binding.

GCC 29 – Liquidated damages for delay (substitute Sub-Clauses 29.2 to 29.4)

29.2 If a Section is not completed within its Time for Completion, the Contractor pays liquidated damages of 0.05% of that Section's price, as stated in the Letter of Acceptance, for each day of delay, up to a maximum of 10% of that Section's price. Delay in one Section does not attract liquidated damages for the other.

29.3 Where liquidated damages are imposed or proposed, the retention held during the defects period is calculated on the value of work done, not on the reduced amount paid after liquidated damages.

29.4 Where the Works or a Section are delayed beyond the Time for Completion, the Contractor extends the performance security, mobilisation advance guarantee and insurances to cover the revised dates, at its own cost.

GCC 31 – Suspension of Works (add Sub-Clauses 31.2 and 31.3)

31.2 Partial or complete suspension of work may occur during emergency operations, VIP movements and similar airport events. During such suspensions, labour, equipment and materials are removed from the work area to the distance that security requires. No compensation is paid for idle labour or equipment, wasted material or any other loss caused by such suspensions or disruptions.

31.3 No compensation is payable for interruption of the work for any reason beyond PAA's control. Time may be extended under Clause 24 where the suspension delays the critical path.

GCC 32 – Care of Works (add Sub-Clauses 32.2 and 32.3)

32.2 Construction materials are stacked at places directed by the Employer's Representative.

32.3 The work is arranged so as not to disturb passengers, airport staff or other agencies working at the airport.

GCC 41 – Valuation of Works (substitute Sub-Clauses 41.3 to 41.5)

41.3 The Works are valued and paid as a lump sum for each Section, by the milestones in the Payment Schedule. No measurement of quantities is made for payment.

41.4 Variations ordered in writing by PAA are valued at the rates in the Schedule of Rates (Annex-6 of the Financial Proposal).

41.5 Where no rate in Annex-6 applies, the rate is agreed from current market rates, with the Contractor's overheads and profit as built into its Annex-6 rates. The Pak PWD Schedule of Rates does not apply.

GCC 47 – Period of Maintenance (substitute Sub-Clause 47.2)

47.2 The period of maintenance (defects liability period) is twelve (12) months from the handover of each Section, as in Part A Clause 5.5.

GCC 59 – Increase or Decrease of Cost (substitute Sub-Clause 59.9)

59.9 This is a fixed-price Contract. No price adjustment or escalation is paid for any change in the cost of materials, labour, fuel, exchange rate or any other input, during the Time for Completion or any extension of it. Appendix-A (Schedule of Basic Prices of Specified Materials) does not apply. Changes in taxes after the bid date are dealt with under the GCC.

GCC 64 – Payments to Contractor (substitute Sub-Clause 64.1)

64.1 PAA pays each milestone bill within fifty-six (56) days of its certification by the Employer's Representative. No interest, mark-up or financing charge is payable on any delayed payment.

GCC 65 – Settlement of Disputes (substitute Sub-Clause 65.1)

65.1 The parties first try to settle any dispute about the Contract amicably. If it is not settled within 28 days, either party may refer it in writing to the Director General PAA, who gives a decision within 28 days.

65.2 If either party does not accept the decision, it may refer the dispute to mediation within 14 days. If mediation fails, the dispute is finally settled by arbitration under the Arbitration Act 1940. Arbitration is held in Islamabad, in English, and the award is final and binding. Mediation and arbitration costs are shared equally unless the award says otherwise.

65.3 The Contractor continues the Works, and PAA continues to pay undisputed amounts, during any dispute.

GCC 66 – Authenticity of Financial Instruments (add Sub-Clause 66.1)

66.1 Any bid security, performance security, advance guarantee or other financial instrument submitted by the Contractor that is found fake or is dishonoured by the issuing bank, at any stage before or after award, leads to blacklisting of the Contractor, in addition to any criminal liability.

GCC 67 – Obligations of the Contractor (add Clause 67)

67.1 During the Works, the Contractor follows the instructions of the Employer's Representative or his authorised representative only.

67.2 The Contractor uses good quality materials, in line with the approved design and specifications, to the satisfaction of the Employer's Representative.

67.3 The Contractor prepares the design and follows the approved design and specifications at its own cost. Any quantity of materials or work needed to complete the approved design is included in the lump sum, and no extra payment is made for it.

67.4 Deleted.

67.5 The Contractor arranges security clearance of its workers as required by the airport rules in force, and is not entitled to any compensation for time or labour lost for this reason.

67.6 The Contractor encloses the work area as directed by the Employer's Representative, at its own cost, and ensures the safety of workers, passengers and airport staff during and after working hours.

67.7 Deleted.

67.8 Electrical works follow the Electricity Act 1910, the Electricity Rules 1937 and their amendments, Pak PWD Specifications for Electrical Works, the latest IEE wiring regulations, and the approved design.

67.9 All wires and cables are copper conductors.

67.10 Any damage done by the Contractor during the Works is made good at its own cost to the satisfaction of the Employer's Representative.

67.11 The Contractor carries out all tests directed by the Employer's Representative, before and after execution of the work, and submits test reports.

67.12 The cost of samples and of all tests, including tests by government or other authorities, is borne by the Contractor.

67.13 The Contractor submits warranties, guarantees and technical literature for all air-conditioning, electrical, mechanical, lift, fire and IT equipment.

67.14 Approved makes of materials and equipment are listed in Appendix-F. Equivalent makes may be used with PAA's approval. Work proceeds only after PAA approves samples.

67.15 Any equipment or item that burns out, malfunctions or breaks during execution, testing, commissioning or the defects period is replaced by the Contractor at no extra cost.

GCC 68 – Special provisions

68.1 The special provisions of this Contract are those in Part A. Any other special provisions printed in the GCC (including those for the Customs Building, A4 printers or laptops) do not apply.

AMENDMENTS TO THE BIDDING DOCUMENTS

PAA clause	Subject	Amendment
ITB 2	Bidding procedure	Single stage two envelope (not one envelope).
ITB 26 and Memorandum (d)	Performance security	05 % of the Contract Price, as in Part A Clause 7.1 (not 5%).
Memorandum (g)	Bill of Quantities	Lump sum. Financial Proposal Annex-1 to Annex-7.
Appendix-A	Basic prices of materials	Not applicable. Not to be filled in.
Appendix-B	Materials provided by PAA	Not applicable. PAA supplies no materials.

For the Employer (PAA):

Signature: _____

Name and designation: _____

For the Contractor:

Signature: _____

Name and designation: _____

Company seal:



پاکستان ایئرپورٹس اتھارٹی

HSE MANUAL FOR PAA CONTRACTORS, SUPPLIERS & CONCESSIONAIRES

MANUAL

VERSION	:	2.0
DATE OF IMPLEMENTATION	:	15-03-2017
OFFICE OF PRIME INTEREST	:	Directorate of Safety & Quality Management System (SQMS)

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ACRONYMS

ATS	AIR TRAFFIC SERVICE(S)
PAA	PAKISTAN AIRPORTS AUTHORITY
CARs	CIVIL AVIATION RULES
PAAF	PAKISTAN AIRPORTS AUTHORITY FORM
PAAO	PAKISTAN AIRPORTS AUTHORITY ORDER
DMR	DEPUTY MANAGEMENT REPRESENTATIVE
HQPAA	HEADQUARTER PAKISTAN AIRPORTS AUTHORITY
HSE	HEALTH SAFETY ENVIRONMENT
IAR	IMPROVEMENT ACTION REPORT
IMS	INTEGRATED MANAGEMENT SYSTEM
MR	MANAGEMENT REPRESENTATIVE
PPE	PERSONAL PROTECTIVE EQUIPMENT
PTW	PERMIT TO WORK
EMS	ENVIRONMENTAL MANAGEMENT SYSTEM
ISO	INTERNATIONAL ORGANIZATION FOR STANDARDIZATION
LOTO	LOCK-OUT TAG-OUT
LPG	LIQUID PETROLEUM GAS
MNL	MANUAL
MSDS	MATERIAL SAFETY DATA SHEET
NEQS	NATIONAL ENVIRONMENTAL QUALITY STANDARDS
OH&SMS	OCCUPATIONAL HEALTH & SAFETY MANAGEMENT SYSTEM
OPI	OFFICE OF PRIME INTEREST
QMS	QUALITY MANAGEMENT SYSTEM
SMS	SAFETY MANAGEMENT SYSTEM
TQM	TOTAL QUALITY MANAGEMENT

Chapter 1

INTRODUCTION

1.1 INTRODUCTION

Integrated Management System comprising International Management System standards ISO 9001: 2008 (Quality Management System), ISO 14001: 2004 (Environmental Management System), OHSAS 18001: 2007 (Occupational Health and Safety Management System), and ICAO's SMS (Safety Management System) has been implemented in Pakistan PAA. These standards require adherence from all the stakeholders to fulfill their respective obligations towards vital aspects of Safety, Quality, Occupational Health and Environment. This HSE Manual outlines the responsibilities of contractors, suppliers and concessionaires working for PAA or on the areas under PAA's jurisdiction.

1.2 PAA IMS POLICY

Top Management commitment is demonstrated in IMS Policy, attached as **Appendix-A** (English version) and **Appendix-B** (Urdu version).

1.3 RESPONSIBILITY & AUTHORITY

1.3.1 RESPONSIBILITY FOR HSE COMPLIANCE:

1.3.1.1 PAA shall require Contractors and/or Sub-contractors / Suppliers / Concessionaires to affirm that all supervisors are responsible for ensuring that the works / activities are performed in accordance with all applicable health, safety and environmental rules, regulations and good working practices with equal diligence being paid to the fulfillment of the contractual technical specifications.PAA will require Contractors and Sub-contractors to advise such personnel of their safety responsibilities. Contractors / Suppliers / Concessionaires shall also provide PAA with their organizational setup for a particular contract / subcontract / renewal / bid invitation document, where applicable, specifying the areas of safety responsibilities of their supervisors.

1.3.1.2 **All DDGs** shall ensure imparting necessary directions and establish requisite monitoring & evaluation mechanism in their respective area of responsibilities to fulfill the vision and the objectives contained in this manual.

1.3.1.3 **The concerned Directors / Additional Directors / Airport Managers / Chief Operations Officers / Location Heads / Sectional Heads**, involved / engaged in the purchase of materials, services and contracts (including sub-contracts, if any), shall ensure effective implementation of this manual. They shall also be responsible to designate **Contract Coordinators** where applicable especially on large scale projects.

1.3.1.4 **Contract Coordinator** (a designated PAA Employee) shall be responsible for the on-site implementation of HSE requirements by the contractors and their officials / workers. He shall also be responsible to record on-site management activities and meetings specific to the HSE issues.

1.3.1.5 **Deputy Management Representatives (DMRs)** shall be responsible to oversee the implementation and effectiveness of this manual at their respective Airports / ATS Units / Locations.

1.3.1.6 The concerned **Directors / Additional Directors / Airport Managers / Chief Operations Officers / Location Heads / Sectional Heads**, involved / engaged in the purchase of materials, services and contracts (including sub-contracts, if any), shall ensure incorporation of specific clause(s) on Safety, Health & Environment in the contract agreements or their renewals / bid invitation documents indicating the need for compliance with the detailed guidelines as outlined in this manual.

1.3.1.7 All Safety, Health and Environment requirements contained in this manual

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discuss the HSE compliance and related aspects of the job. Records of such meetings and on-site management activities must be maintained by the Contract Coordinator.

1.3.2.4 **HSE audit or on-site inspections** shall be carried out randomly by the authorized Inspectors of SQMS Directorate in coordination with the concerned Directorate / Branch at HQPAA and concerned Section at airports / locations for checking HSE compliance. IAR (Improvement Action Report) on **PAAF-002-MSXX** shall be raised / generated in case any non-conformity is observed or if any corrective or preventive action is required. All proceedings of the audit or on-site inspections shall be documented by the respective inspectors.

1.3.2.5 All the works, purchase / supplies and services being carried out / rendered by Contractors / Suppliers / Concessionaires shall be liable to monitoring and supervision by PAA's authorized / designated official(s) to ensure their HSE-worthiness. Surprise inspection may be carried out at any time by SQMS Officials.

1.3.2.6 The monitoring / supervision so required shall be made under the relevant clause(s) of the contract. The performance monitoring data of contractors with regard to compliance to HSE manual and PAAO will be collected / maintained and documented on periodical basis by the respective DDGs as well as by SQMS Directorate / SQMS teams at locations, to develop necessary corrective / preventive actions accordingly. This significant data of a particular contractor / supplier / concessionaire, will be critically observed and be given due consideration at the time of awarding / continuation / renewals etc of any contract.

1.3.2.7 All potential Contractors, Suppliers and Concessionaires shall be informed about the availability of HSE manual which would require compliance from them. The latest version of this Manual shall be posted on the PAA's Official Website www.paapakistan.com.pk.

1.3.2.8 The concerned Directorate / Branch / Airport / Location shall provide the hard copy of the latest version of HSE Manual to the Contractors / Suppliers / Concessionaires at the time of signing of the Contract Agreements / License Agreements / Lease Deeds / Purchase Orders / Supply Orders, etc.

a. No work be executed without supervision of concerned representation of OPI Section / Branch, especially at aerodrome.

b. The representation of OPI section / function shall ensure implementation of preventive control measures during execution of work and corrective measures in case of any abnormal / emergency situation.

c. All food concessionaires shall preferably be certified in Food Safety Management System ISO 22000: 2017.

1.3.2.9 In case of existence of any Contractor's, Supplier's and Concessionaire's HSE Manual having provisions more stringent to this HSE manual, those shall be applicable as far as the currency of that particular contract is concerned.

1.3.2.10 All the Contractors, Suppliers and Concessionaires shall be responsible to provide and update bare minimum training / awareness on HSE to their employees and subsequent implementation. Any breach / violation thereof by any of such employee(s) shall be construed upon to be on behalf of that very Contractor, Supplier and Concessionaire. Records pertaining to HSE related training / awareness shall be maintained and provided to concerned PAA official(s) designated by the OPI and/or Representative(s) of PAA's SQMS team.

1.3.2.11 The training / awareness described above shall include but not limited to the following: -

a. Site acquaintance (i.e. Aerodrome / Building layout, Building Evacuation Procedure, etc.)

b. General aerodrome layout & hazards and handling of standard equipment.

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c. HSE related operational hazards / environmental aspects and risks / environmental impacts associated and related control measures with the particular contract / agreement.

d. Basic First Aid and other corrective measures.

e. Application of Permit to Work / Lock Out and Tag Out.

f. Special MSDS, classification / composition of hazardous material for handling of hazardous material.

g. Incident(s) / accident(s) including environmental incidents (spills, etc) reporting.

h. Waste management.

i. Basic Fire Fighting.

j. Safe driving.

k. Response in emergency.

l. Personal Protective Equipment (PPE).

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Chapter 2

GENERAL INFORMATION

2.1 BASIC SAFETY & SECURITY RESTRAINTS

2.1.1 The following are some basic safety & security restraints. In case of violation of any of these, Contractors / Suppliers / Concessionaire shall be dealt with in accordance with **Rule 91 (Section 10) of CARs 94**:

2.1.1.1 Possession or use of alcoholic beverages or illegal drugs.

2.1.1.2 Possession of un-authorized explosives, firearms, ammunition, and other weapons.

2.1.1.3 Violation of any safety or security rules or requirements as laid down in **Part VIII, Section 10 of CARs, 94 (Rule 92-110).**

2.1.1.4 Illegal dumping, handling, or disposal of hazardous materials.

2.1.1.5 Demolition or removal, without written permission, of any property belonging to PAA.

2.1.1.6 Intimidating, threatening, harassing, impeding or interfering with PAA employee(s) or designated representative(s).

2.1.1.7 Misuse of fire prevention and protection equipment.

2.1.1.8 Unauthorized removal or destruction of a safety barricade, handrail, guardrail, warning sign, fall protection, or other warning devices intended to protect employees or property.

2.2 SAFETY PERMITS

2.2.1 All PAA contractors, suppliers or concessionaires shall obtain prior approval for PTW from PAA's authorized / designated official(s) and follow all the safety requirements, precautions, controls of PPEs classified as PTW related tasks as any of the operations mentioned below may present a hazard to people, property and environment.

2.2.1.1 Performing burning, welding, cutting, soldering, or other hot work.

2.2.1.2 Working on fire protection / detection systems.

2.2.1.3 Working on electrical, steam, chilled water systems or other energized systems.

2.2.1.4 Installing a temporary electrical service

2.2.1.5 Working with hazardous chemicals (including solvents and paints).

2.2.1.6 Handling, transporting or generating hazardous wastes (including hospital biological waste, waste oil, chemicals, condensate, etc).

2.2.1.7 Using a gas, diesel, or LPG (such as Propane) powered engines.

2.2.1.8 Working on gas pipe lines or associated equipment.

2.2.1.9 Operating a power vehicle or self-propelled work platform.

2.2.1.10 Excavation / trenching.

2.2.1.11 Using radioactive sources or conducting field radiography (x -ray).

2.2.1.12 Working with asbestos & asbestos – containing materials.

2.2.1.13 Working on security systems.

2.2.1.14 Working with compressed air / gases.

2.2.1.15 Working on heating, ventilation, or air conditioning equipment.

2.2.1.16 Working with chemicals, polishing or grinding.

2.2.1.17 Working at heights of more than 06 feet or on roofs.

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2.2.1.18 Entering or working in confined spaces like fuel tanks, trenches, service shafts, sewer system, etc.

2.2.1.19 Lifting or hoisting with cranes or hoists.

2.2.1.20 Blasting operations, etc.

2.3 PERFORMANCE MONITORING

2.3.1 The Contractors / Suppliers / Concessionaires shall monitor HSE performance of their employees and activities.

2.3.2 They shall in addition monitor all those performance monitoring actions agreed between PAA and the Contractors / Suppliers / Concessionaires.

2.4 HOUSE KEEPING

2.4.1 All Contractors / Suppliers / Concessionaires shall maintain good housekeeping by keeping work areas neat, clean, orderly, free of excess trash, debris and shall block walkways, stairs, exits, or create a tripping hazard. Poor housekeeping at a job site may lead to an increased potential for safety hazards and an increased frequency of accidents, falls, cuts, spills, leaks, fires or electrocution.

2.4.2 Tools, wires, materials shall not be left or haphazardly spread out at the work place.

2.4.3 Open holes, trenches, or excavations into which people may fall shall be identified, covered or provided with guardrails.

2.4.4 In order to protect the employees and environment, safety blinding shall be provided at all works execution sites, where necessary.

2.5 REPORT OF ACCIDENT, INCIDENT, INJURY OR ILLNESS

2.5.1 The area representatives of contractor shall inform fire, electrical, civil inquiries officials each day before start of work.

2.5.2 All work related accicents, incidents, fatalities, injuries, and illnesses must immediately be reported to the PAA authorized / designated officials.

2.5.3 Every incident / accident happened during execution of contractors' work shall properly be analyzed as per **PAA0-015-MSXX** and if fall in Major / Catastrophic categories be published / mentioned in IOU report by the OPI Section / Branch.

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Chapter 3

HAZARDOUS WASTE

3.1 HAZARDOUS WASTE MANAGEMENT

3.1.1 Hazardous waste generated by a Contractor / Supplier / Concessionaire as part of its work must be properly identified, stored and disposed in accordance with applicable laws / rules / regulations. The Contractor / Supplier / Concessionaire must coordinate with PAA representative(s) of relevant sections to provide a list of hazardous waste(s) which is / are likely to be generated during the project / activity, and to cetermine the location(s) for hazardous waste storage.

3.1.2 The Contractor / Supplier / Concessionaire must also ensure, at a minimum:

3.1.2.1 Proper labeling in terms of MSDS.

3.1.2.2 Adequate secondary containment.

3.1.2.3 Segregation of incompatible materials.

3.1.2.4 Routine inspection of storage areas.

3.1.3 In addition, all hazardous waste containers shall be constructed of a material compatible with the waste, in sound condition, and kept securely closed to avoid spill or leakage.

3.2 WASTE DISPOSAL DOCUMENTS

The Contractors / Suppliers / Concessionaires shall be responsible for completing all waste disposal documents as per statutory / regulatory requirements, where applicable and as required by PAA. This may relate to PAA's own waste that is periodically removed for further disposal purposes, or waste created by Contractor / Supplier / Concessionaire while performing a task at PAA premises / areas under PAA's jurisdiction. OPI shall also ensure all normal wastes are also removed by the contracts.

3.3 TRAINING

Contractor / Supplier / Concessionaire must ensure that their emplcyees are appropriately trained in hazardous waste management procedures. In the event a Contractor / Supplier Concessionaire encounters unidentified material that is reasonably believed to be hazardous (radioactive, volatile, corrosive, flammable, explosive, magnetic, infectious, toxic), the Contractor / Supplier / Concessionaire shall immediately stop work in the affected area and report the condition to the PAA's authorized / designated official(s). At no time shall such material be disposed in chutes, drains, pipes or in any other unauthorized manner.

3.4 TRANSPORTATION AND DISPOSAL OF HAZARDOUS MATERIALS

3.4.1 Transportation of hazardous materials on PAA property shall be conducted in accordance with PAA specified instructions. It shall not be disposed to burn or be used in a manner that is harmful to people or environment. While transporting hazardous materials, Contractor / Supplier / Concessionaire shall ensure that no harm is done to people or environment because of poor containers, packing, covering, lashing, fixing, loading, stacking or improper vehicle or mode of transport.

3.4.2 All transportation of dangerous / hazardous goods and materials by air shall be conducted strictly in accordance with provisions of Part XVI, Sections 1-3 and 5-6 of the Civil Aviation Rules, 1994.

3.5 SPILL PREVENTION ANDCONTROL

3.5.1 Based on the inventory of oil and hazardous chemicals that will be brought on-site, the Contractor / Supplier / Concessionaire shall have available equipment (e.g., secondary containment pallets, absorbent pads, absorbent booms, speed-dry etc.) that is suitable and sufficient to control a potential spill / release.

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3.5.2 The Contractor / Supplier / Concessionaire is responsible for identifying outlets to the environment (e.g., sumps, sewers, storm / floor drains, etc.) and adequately minimizing spill potential to these areas.

3.5.3 The Contractor / Supplier / Concessionaire is responsible for the proper storage of all flammable and combustible chemicals that are brought and/or stored on site to complete the work. Such storage may require the use of safety containers, safety cabinets, and/or secondary containment.

3.5.4 The Contractor / Supplier / Concessionaire shall also ensure that any incompatible chemicals are safely segregated. The Contractor / Supplier / Concessionaire is Responsible for maintaining and securing all chemical containers and all chemical storage-areas. This requires selecting locations and methods to minimize exposure to rainfall, surface water, and the ground surface or subsurface.

3.5.5 The Contractors / Suppliers / Concessionaires must ensure that their employees are adequately trained in spill control procedures and are aware of the use of spill control kits.

3.5.6 In the event of a release or spill, the Contractor / Supplier / Concessionaire must immediately inform PAA's authorized / designated official(s).

3.6 AIR EMISSIONS

3.6.1 Any conditions discovered which could result in an increase in air pollutant emissions must immediately be reported to the PAA's authorized / designated official(s).

3.6.2 Contractors / Suppliers / Concessionaires activities should not cause unacceptable level of emissions (emissions not meeting NEQS – National Environmental Quality Standards).

3.6.3 Contractors / Suppliers / Concessionaires shall immediately notify the PAA's authorized / designated official(s) whenever they become aware of any unintentional or intentional release of CFCs (Chloro-Fluoro Carbons), Halons etc.

3.7 WASTE WATER DISCHARGES

3.7.1 Waste water must NOT include any corrosive, flammable, or toxic substances / hazardous liquid, etc.

3.7.2 Contractor / Supplier / Concessionaire must ensure no waste water is discharged that violates NEQS.

3.8 BIOLOGICAL / CHEMICAL / RADIOACTIVE HAZARDS

3.8.1 Some PAA operations may involve the use of biological, chemical, or radioactive material that can be hazardous to persons or property, if not handled or disposed safely. Contractors / Suppliers / Concessionaire will mark the areas where work with biological, chemical, or radioactive materials is being performed with proper signs.

3.8.2 The Contractor / Supplier / Concessionaire shall not disturb damage or otherwise handle any suspected asbestos containing material.

3.8.3 The Contractor / Supplier / Concessionaire shall not sweep, dust, vacuum or mop dust / debris which are the product of a suspected asbestos containing material. The Contractor / Supplier / Concessionaire shall also not pick up or throw away any suspected asbestos-containing waste or trash.

3.8.4 Sand blasting, grinding, drilling, brazing, scraping, polishing of floors and other dust emitting surfaces will be done by persons wearing appropriate PPEs.

3.9 HAZARDOUS MATERIALS AND HAZARD COMMUNICATION

3.9.1 Hazardous materials shall not be handled or used by the Contractor / Supplier / Concessionaire without providing training to the concerned employees.

3.9.2 No solvents, paints, or similar flammable, toxic, or irritating materials shall be used in PAA premises / areas under the jurisdiction of PAA unless specifically authorized by PAA.

3.9.3 Adequate ventilation shall be maintained when paints or solvents are used.

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3.9.4 Flammable solvents and materials shall be used with extreme caution.

3.9.5 It shall be ensured that flammable paints and solvents are isolated and stored in approved locations, if inside the building.

3.9.6 The Contractor / Supplier / Concessionaire shall submit an inventory of all hazardous chemicals / liquids / materials that are brought on-site or sold to PAA. These should be accompanied by MSDS.

3.9.7 The Contractor /Supplier / Concessionaire shall also ensure that all containers that are brought on site for the storage of hazardous chemicals (e.g., gas, paint, etc.) are labeled and inspected for correctness.

3.9.8 The Contractor / Supplier / Concessionaire shall remove at earliest all hazardous chemicals that it brings on-site when work involving a specific hazardous chemical has been completed.

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Chapter 4

SPECIFIC SAFETY REQUIREMENTS

4.1 CONFINED SPACE ENTRY

4.1.1 Contractor / Supplier / Concessionaire will obtain Confined Space Entry Certificate before entering / working in confined spaces. If during the course of work, the Contractor / Supplier / Concessionaire encounters a confined space that has not been previously identified by the PAA, it must immediately bring the space to the attention of the PAA's authorized / designated official(s), and delays entry until the space is examined by the PAA's authorized / designated official

4.1.2 When PAA and Contractor / Supplier / Concessionaire personnel are working in or near confined spaces, the Contractor / Supplier / Concessionaire shall coordinate all operations, with likely-to-be-affected PAA personnel before entry.

4.1.3 Prior coordination shall also be required on entering a confined space with or without a PAA employee

4.2 LOCK-OUT / TAG-OUT (WHERE APPLICABLE)

4.2.1 As part of PAA's Electrical Isolation / De-Isolation permit requirement, standard locks and tags are used to control the start-up of equipment that is being serviced or maintained by its employees. At no time shall the Contractor / Supplier / Concessionaire or its employees override any locks or tags that they encounter during the performance of their work.

4.2.2 The Contractors / Suppliers / Concessionaires are responsible for developing, implementing and maintaining their own Lock-out / Tag-out Program.

4.2.3 The Contractor / Supplier / Concessionaire shall submit a copy of its Lock-out / Tag-out Program to the PAA's authorized / designated official(s) before the start of any work.

4.3 GENERAL ELECTRICAL SAFETY

4.3.1 Temporary electrical connection(s), where required, shall be obtained from PAA as per the prescribed procedure only.

4.3.2 Only qualified electricians are permitted to work on electrical systems and equipment that use or control electrical / power.

4.3.3 Electrical tools or equipment shall not be operated in wet areas or areas where potentially flammable dusts, vapors, gases, or liquids are present, unless specifically approved.

4.3.4 Should a circuit breaker or other protective device "trip," it is to be ensured that a qualified electrician checks the circuit and equipment and corrects problem before resetting the breaker. Moreover, there should always be a provision for safety isolation of the circuit where needed

4.3.5 Barriers and post warning signs shall be erected to ensure that the non-authorized personnel stay clear of the work area.

4.3.6 Hazards (lack of protective guards or covers, damaged equipment, etc.) shall be reported to the PAA's authorized / designated official(s) immediately.

4.3.7 Electrical boxes, switch gear, cabinets, or electrical rooms shall not be left open when not directly attended.

4.3.8 It shall be ensured to insulate energized parts when have been removed or doors are closed. Use of cardboard, plywood or other flammable to cover energized circuits is prohibited.

4.3.9 Proper grounding / earthling and arc quenching, where required, shall be ensured.

4.3.10 The size of the cable / conductor should match with the actual on-site requirement.

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4.4 COMPRESSED GAS CYLINDERS

The following measures must be taken for the protection of persons and property:

4.4.1 All the cylinders brought in by the Contractors / Suppliers / Concessionaires shall have valid test certificates performed by a certified testing agency.

4.4.2 Pressure and leak testing shall invariably be carried out and documented in all jobs associated with compressed gas or liquid handling.

4.4.3 Valve protection caps must be in place when compressed gas cylinders are transported, moved, or stored.

4.4.4 Cylinder valves must be closed and valve covers must be replaced when work is complete and when cylinders are empty or moved.

4.4.5 Compressed gas cylinders must be secured in an upright position in a welding cart or to a solid object (using chains, straps, or a rigid retaining bar).

4.4.6 Compressed gas cylinders must be secured on an approved carrier while being transported.

4.4.7 Cylinders shall be kept at a safe distance or shielded from welding or cutting operations. Cylinders shall not be placed where they can contact an electrical circuit.

4.4.8 It shall be ensured to keep oxygen and flammable gas regulators in proper working order and a wrench in position on the acetylene valve when in use.

4.4.9 If a leak develops in a cylinder and it cannot be immediately corrected, the cylinder shall be moved to a safe location outside the building / away f ram the location of work.

4.4.10 Cylinders must not be taken into or stored in confined spaces.

4.4.11 Empty & filled cylinders must be kept separately.

4.4.12 Hoses and regulators must not be stored in unventilated or closed containers or areas.

4.5 WELDING, CUTTING AND BRAZING

The Contractors / Suppliers / Concessionaires shall ensure the following:

4.5.1 Obtain PTW.

4.5.2 Inform PAA's authorized / designated official(s) prior to the start of any welding / cutting / brazing work.

4.5.3 Remove combustible materials from the area before beginning work.

4.5.4 Install anti flashback (safety / check) valves in both the oxygen / acetylene hoses at the regulator.

4.5.5 Shield adjacent areas with welding partitions.

4.5.6 Persons involved are adequately trained in using portable fire extinguishers.

4.5.7 Have a second person trained in basic firefighting as standby with an approved fire extinguisher for welding and cutting operations.

4.6 CRANES AND RIGGING

4.6.1 Each crane or hoist brought onto PAA property must have a valid inspection testing performed by a certified testing agency.

4.6.2 The operator is responsible for the proper placement of the crane in relationship to the load to be handled and the landing area so as to obtain the best rated lift capacity, and the installation and maintenance of crane swing radius protection.

4.6.3 All operators must possess a valid crane / hoist operating / driving license as applicable.

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4.7 FITNESS

4.7.1 Suppliers / Contractors / Concessionaires shall ensure that all their personnel working in PAA premises are medically fit to perform their assigned tasks.

4.7.2 If requested by PAA, Contractors / Suppliers / Concessionaires shall provide the fitness / health certificates of their employees.

4.8 DRIVING

4.8.1 All Contractors' / Suppliers' / Concessionaires' vehicles while in PAA premises or performing PAA duties shall adhere to speed limits (applicable in that particular zone), and also comply with all other traffic and road safety regulations of PAA.

4.8.2 The drivers should be in possession of valid driving license.

4.8.3 All Contractor / Supplier / Concessionaire vehicles should have:

4.8.3.1 Standard seat belts. The seat belts should be neat and clean and in proper working condition.

4.8.3.2 Standard fire extinguisher.

4.8.3.3 Standard first aid box.

4.9 INDEMNITY

Suppliers / Contractors / Concessionaires shall keep harmless and indemnify Pakistan PAA against all losses, damages, injuries, death of any person, claims, actions, third party action arising out of acts and omissions by their employees/ personnel or non-compliance with the terms and conditions as stated herein and/or any applicable laws and regulation. Contractor shall take clearance with concerned offices before handing / taking over the area to be restored on the same condition(s) as was/were before start of work (as per contract agreement).

PAKISTAN AIRPORTS AUTHORITY DE IIAP
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APPENDICES

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APPENDICES

APPENDIX-A

PAKISTAN CIVIL AVIATION AUTHORITY
INTEGRATED MANAGEMENT SYSTEM POLICY

Pakistan Civil Aviation Authority (CAA) is committed to regulate aviation activities effectively and be a world class service provider in the Aviation Industry. Safety, Security, Quality and Environmental protection are integral to our Vision and Performance. CAA commits to develop, implement, maintain and continually improve an effective and proactive Integrated Management System in accordance with the requirements of National Standards, and International Standards contained in ICAO Annexes, Aviation Safety & Security Management Systems, Quality Management System, Information Security Management System, Environmental Management System, Energy Management System, Customer Satisfaction and Occupational Health & Safety Management System.

Pakistan CAA ensures to:

- Continually improve the Safety performance, Security measures and quality of its activities, products & services, prevent significant environmental pollution, and take care of the health & safety of its employees and stakeholders.
- Implement Energy conservation program in the organization including use of renewable/ alternate energy resources.
- Provide services of highest possible standard to meet customer satisfaction.
- Implement National Civil Aviation Security Program to safeguard against unlawful interference.
- Implement an effective Quality Control Program to ensure satisfactory security measures in compliance with National and International obligations for reducing Security Risks in aviation business.
- Protect information in all its forms from accidental or intentional unauthorized modification, destruction or disclosure throughout its life cycle and ensure appropriate level of security over the equipment and software used to process, store and transmit that information.
- Comply with the applicable legislation and regulatory requirements concerning its activities, products and services.
- Adopt zero tolerance towards violation of procedures and standards pertaining to its operation.
- Provide adequate resources and frameworks for identification, hazard reporting and safety risk management.
- Provide mechanism for setting up and review of IMS objectives and targets.
- Take effective measures to continually improve its system and provide training to employees on safety, Security, Quality and Environmental issues to enable them in carrying out their jobs in a safe, efficient and competent manner.
- Develop a Safety and Quality culture in all activities and services which fosters safe practices, encourages non-punitive safety reporting & communication by recognizing that safety is paramount at all times.
- Prevent occupational injury and ill-health by managing safety risks at workplace and promoting a culture in which all its employees work in a Safe, and Healthy environment.

All management levels and every employee of Pakistan Civil Aviation Authority are accountable and responsible to meet their obligations toward Safety, Security, Quality and Environmental protection for the delivery of highest level of Safety / Security Performance.

(MUHAMMAD IRFAN ELAHI)
Sq. Ldr. (Retd.)
Secretary Aviation/
Chairman CAA Board

31st March 2015
Policy-001-MSXX-4.0

(ASIM SULEIMAN)
Air Marshal (Retd.)
Director General
Pakistan Civil Aviation Authority

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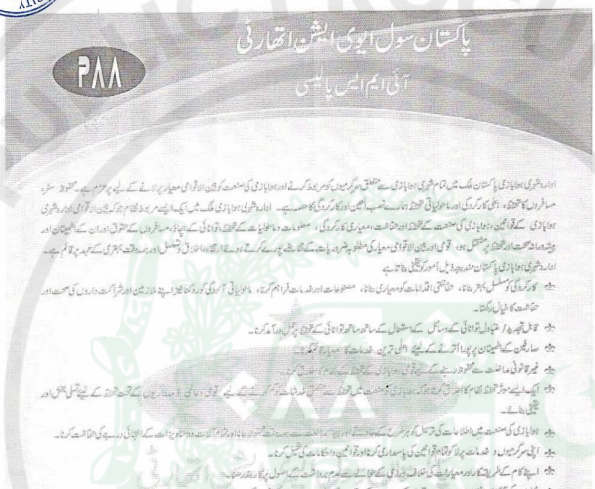
APPENDIX-B



پاکستان سول ایوی ایشن اتھارٹی

آئی ایم ایس پالیسی

ادارہ شہری ہوابازی پاکستان ملک میں تمام شہری ہوابازی سے متعلق سرگرمیوں کو منظم کرنے اور ہوابازی کی سلامتی کو بین الاقوامی معیارپر لانے کے لیے پرعزم ہے۔ مقصد سفر، مسافروں کا تحفظ، ہوائی کارگو کی اور عوامی تحفظ کو یقینی بنانے کے لیے ایئر لائنز، ایئرپورٹس، ہوائی مقام میں ایک ایسا ماحول پیدا کرنا ہے جہاں ہوابازی کے قوانین، ہوابازی کی سلامتی کے تحفظ کو یقینی بنانے کے لیے ہوابازی سے متعلق تمام افراد اور تنظیمیں اپنی ذمہ داریوں کو سمجھیں اور پوری کریں۔ ادارہ شہری ہوابازی پاکستان ہوابازی کی سلامتی کے تحفظ، معیاری کارکردگی، معلومات دفاع حاصل کرنے کے لیے ہوابازی سے متعلق افراد کے حقوق اور ان کے تحفظ اور ان کے تحفظ اور پیشہ ورانہ صلاحیت اور تحفظ کو یقینی بنانے، بین الاقوامی معیارکی مطلوبہ شرح حاصل کرنے کے لئے مقرر کردہ ہوابازی سے متعلق قوانین اور ضوابط، قواعد و ضوابط، طریقہ کار اور ہدایات کی تعمیل کرنے کا پابند ہے۔

ادارہ شہری ہوابازی پاکستان مندرجہ ذیل امور کو یقینی بنائے گا:

- کارکردگی کو مسلسل بہتر بنانا، حفاظتی اقدامات کو مہیا کرنا، معلومات اور خطرات فراہم کرنا، ہوابازی کو روکنے کی کارکردگی اپنے ملازمین اور شراکت داروں کی صحت اور حفاظت کا خیال رکھنا۔
- تمام تقاضوں کو تسلیم کرنا اور قوانین کے ساتھ مستقل کے ساتھ مطابقت حاصل کرنا۔
- سلامتی کے اطمینان کو پورا کرنے کے لیے قابل ترین خدمات مہیا کرنا۔
- غیر قانونی مداخلت کے خلاف رہنے کے لیے قابل اور مناسب تحفظ مہیا کرنا۔
- ایک ایسے سوچ تحفظ کا ماحول کو فروغ دینا جس میں تحفظ سے متعلق خطرات کی شناخت کے لیے قوانین، ہوابازی کے معاملات میں تحفظ کے لیے قابل عمل اور تعلیمی بنانا۔
- ہوابازی کی سلامتی میں انتظامات کی تشکیل کو برقرار رکھنے کے لیے ہوابازی سے متعلق تنظیموں یا افراد کو تحفظ کے لیے اپنی ذمہ داری کو سمجھنے اور پورا کرنے کے لیے اپنی ذمہ داری کی حفاظت کرنا۔
- اپنی سرگرمیوں، خدمات پر لاگو قانونی اور دیگر تحفظ کی ہوابازی کی ضروریات کو پورا کرنا اور ان کا مسلسل جائزہ لینا۔
- اپنے کام کے طریقہ کار اور معیارات کی خلاف ورزی کے خطرات سے نمٹنے کے لیے موجود حفاظت کے مسئلہ پر کام کرنا۔
- خطرات کی آگاہی والی ثقافت کی اور ان سے تحفظ کے درجات کے لیے مناسب وسائل فراہم کرنا۔
- مُردہ نظام کی بحالی کے لیے مسلسل موثر اقدامات کرنا جو اپنے ملازمین کو اعلیٰ معیار، حفاظت اور تحفظ کے بارے میں ترجیح فراہم کرنا چاہتا ہے، دوا بی مہارت سے اپنی ذمہ داریوں سے عہدہ برا ہو سکیں۔
- تمام ہوا بازی کے قوانین کی فراہمی میں معیار اور تحفظ پہلی ایک ایسے قانون کو فروغ دینا جو کہ تحفظ کو خطرہ میں غیر قانونی مداخلت اور تحفظ کی دھمکی اور پھیلاؤ کو روکے اور ایک ایسی تعلیم کرے کہ تحفظ کی اہمیت ہے۔
- فرائض کی ادائیگی کے دوران ہونے والے ہوابازی سلامتی کے خطرات اور ناکامیوں سے بچاؤ کے لئے منظم تشخیص کرے اور ایک ایسے قانون کو فروغ دینا جس میں ملازمین کو فروغ دینا جس میں ملازمین کو فروغ اور صحت مند ماحول میں کام کریں۔

پاکستان شہری ہوابازی کے تمام شعبوں و ملازم ادارے میں اعلیٰ معیار، تحفظ و حفاظت اور اخلاقی تحفظ کے لیے اعلیٰ درجہ کی معیاری اور تحفظ پر مبنی خدمات سرانجام دینے کے لیے پرعزم اور عہد بند ہے۔

(عاصم سلیمان)
ایئر مارشل (ریٹائرڈ)
ڈائریکٹر جنرل پاکستان سول ایوی ایشن اتھارٹی

(محمد عرفان الٰہی)
اسکواڈرن لیڈر (ریٹائرڈ)
ڈپٹی ڈائریکٹر ایوی ایشن انٹرنیشنل سیفٹی اسے سمنٹ

31st March 2016
Policy-001-MSXX-4.0

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PAA	**PAKISTAN AIRPORTS AUTHORITY** **SUPPLIER'S / CONTRACTOR'S / CONCESSIONAIRE'S AUDIT**	**PAAF-017-MSXX-2.0**
	Directorate of Safety & Quality Management System (SQMS)	

Contactor/Supplier/Concessionaire Name		Date of Inspection	
Contract / Agreement For		Location	

S.NO	CHECKED FOLLOWING ISSUES	COMPLIANCE	REMARKS
1.	Are proper PPEs worn by Contractor/ Contractor's staff?		
2.	Is PTW taken and implemented?		
3.	Was contractor briefed on Contractor/Supplier/ Concessionaire HSE-Manual		
4.	Check for contractor's House Keeping		
5.	Check if waste disposal is safe and appropriate		
6.	Does contractor have its own system to monitor / control HSE Performance of work being done?		
7.	Did you observe any other non-compliance, unsafe practice being followed by Contractor's staff?		
8.	Are cranes/ hoists and riggings accompanied by annual inspection test report of certified testing agency and operators of the same have valid crane / hoist operating / driving license		
9.	Others (to be specified)		

Name of Auditor _____ Signature: _____ Date of Audit _____

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PAA-1668-209

PAA	**PAKISTAN AIRPORTS AUTHORITY** **WASTE DISPOSAL RECORD**	PAAF-018-XXMS-1.0
	(Name of Directorate/Branch/Airport/Location/MR/DMR)	

Waste disposal record for the Month: Location/ Zone:

Symbol	Colour code	Category of waste	Quantity / Volume/ Weight /size	Agency / contractor who picked and disposed the waste.
PP	Blue	Paper		
M	Blue	Metal		
PL	Blue	Plastic		
R	Blue	Rubber (tyres/ tubes etc.)		
W	Blue	Wood		
O	Red	Oils, greases, chemicals, paints … HAZARDOUS		
H	Red	Hospital related biological waste… HAZARDOUS		
C	Red	Condensate … HAZARDOUS		

Ensure HAZARDOUS waste is not mixed or disposed along with normal municipality waste. Ensure Hospital waste is incinerated.

Prepared by: _____ Signature: _____ Date _____

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PAKISTAN AIRPORTS AUTHORITY
(ES E/M WORKS DIVISION IIAP)

EPC CONTRACT FOR CONSTRUCTION OF TEMPORARY HQs BUILDING AT IIAP
ELECTRICAL & LIGHTING DESIGN REQUIREMENTS

EPC DESIGN RESPONSIBILITY

These notes establish the minimum performance, functional, quality and coordination requirements for the electrical and lighting works of the Temporary HQs office buildings at IIAP, namely the HQPCAA office block (Ground + 1, approx. 42,200 sq.ft) and the HQPAA office block (Ground + 2, approx. 83,000 sq.ft), together with associated external, car parking and façade lighting, under an EPC (Engineering, Procurement & Construction) arrangement. The reference scope stated herein identifies the intended works and minimum equipment requirements only and shall not be treated as a detailed design, final quantity schedule or construction drawing.

The EPC Contractor shall be fully responsible for complete detailed engineering and design of all electrical works, including site verification, condition survey of existing kiosk substations, relocation planning, load assessment, demand / diversity calculations, single-line diagrams, fault-level calculations, protection coordination and discrimination, cable sizing, voltage-drop calculations, short-circuit withstand, equipment ratings, earthing, lightning protection, lighting calculations, photometric studies, emergency-lighting calculations, lighting control architecture, generator sizing verification, containment, routing, structural / foundation design, equipment interfaces, coordination with architectural / structural / MEP and ELV systems, preparation of shop drawings and all other calculations and documentation necessary for a complete and code-compliant installation.

1. Approved Makes, Quality and Governing Standards

Minimum approved makes / requirements shall be as follows; equivalent products shall only be accepted where specifically permitted by the Engineer-in-Charge.

Equipment / System	Minimum Requirement / Approved Make
Indoor luminaires & drivers	Philips / Signify or specifically approved equivalent; latest-generation LED; minimum 5-year manufacturer warranty; CB & ENEC certified.
Outdoor, street & LED post-top luminaires	Philips / Signify or specifically approved equivalent; IP66, IK08 minimum; integral surge protection; minimum 5-year manufacturer warranty.
Façade & architectural lighting (rope, linear / profile, wall-washer, flood)	Philips / Signify or specifically approved equivalent; outdoor-rated IP66 / IP67 as applicable; UV-stabilized; minimum 5-year manufacturer warranty.
Lighting control	Occupancy / daylight sensor-based control
LT breakers (kiosk outgoings), MDBs, SMDBs, DBs	Siemens, ABB or Schneider from authorized source or approved equivalent where permitted.
Automatic Transfer Switch (ATS) panels	Siemens, ABB or Schneider or approved equivalent; 400 V, 3-phase, 3-pole / 4-pole as per approved earthing design, with manual override (MOR).
HT cable (relocation / extension)	11 kV, XLPE-insulated, armoured, copper conductor; number of cores and cross-section matching the existing incoming feeder of each kiosk.
HT joints & terminations	11 kV heat-shrink / cold-shrink type, TE Connectivity (Raychem) / 3M or approved equivalent.
Power & lighting cables	Pakistan Cables, Fast Cables or Newage, copper conductor, complying with applicable IEC requirements.
Fire-rated cables	FR / FRLS circuit-integrity type complying with applicable BS 6387 / IEC 60331 requirements.
Generator sets	CBU units: Caterpillar (USA) or Cummins (UK); or approved equivalent premium make (e.g. FG Wilson, Rehlko), subject to approval.
UPS systems (ELV, CNS & IT)	True online double-conversion, dual input; Vertiv / Eaton / Schneider Electric (APC) / Socomec or approved equivalent.

2. Applicable Codes, Standards and Regulatory Compliance

- Electricity Act, 1910 and Electricity Rules, 1937, as applicable.
- Building Code of Pakistan (BCP) 2021, including Chapter 27 – Electrical.
- Building Code of Pakistan – Fire Safety Provisions, 2016.
- Energy Conservation Building Code (ECBC) 2023 and National Energy Efficiency & Conservation Authority (NEECA) requirements.
- Applicable NEPRA and IESCO requirements for supply arrangements, shutdowns and metering.
- Applicable PSQCA standards for materials and workmanship.
- IEC 60364 and other applicable IEC standards for electrical installations.
- EN 12464-1 for indoor workplace lighting, EN 12464-2 for outdoor work places and EN 13201 for road lighting, where applicable.
- NFPA 70 and NFPA 101, BS 5266 and other referenced fire / life-safety standards, where applicable.
- Applicable Pakistan CAA / PAA requirements for lighting in the vicinity of the aerodrome, including control of glare and upward light.
- Applicable local building by-laws, airport operational requirements, safety procedures and authority requirements.

Where requirements differ, the more stringent applicable statutory, airport, safety or technical requirement shall govern, subject to approval by the Engineer-in-Charge.

3. General EPC Detailed Engineering Requirements

- Carry out complete site survey and verification of existing electrical infrastructure, including the existing 630 kVA and 350 kVA kiosk substations, their HT feeders, connection points, routes and interfaces.
- Prepare complete load schedule for each office block covering lighting, small power, HVAC, ICT / ELV, fire / life-safety, security, lifts / pumps where provided, external, car parking and façade lighting and other project loads.
- Determine connected load, maximum demand, diversity factors, feeder ratings and distribution architecture, and allocate each office block to the 630 kVA or 350 kVA kiosk as per the approved load calculation.
- Verify the adequacy of each existing kiosk for the diversified demand of its allocated load, including minimum spare capacity specified herein, and report any shortfall in writing to the Engineer-in-Charge before design freeze.
- Prepare SLDs, load schedules, panel schedules, cable schedules, protection coordination / discrimination studies, fault-level calculations, voltage-drop calculations and equipment data sheets.
- Coordinate all electrical works with architectural, structural (steel superstructure / composite slabs), HVAC, plumbing, fire-fighting, fire alarm, ICT / ELV, security, ceiling, façade (ACP / glazing) and interior works.
- Provide all temporary works, access equipment, lifting, scaffolding, testing equipment, minor civil works and incidental items required for completion.

4. Existing 630 kVA and 350 kVA Kiosk Substations – Relocation and HT Connections

- One (1) No. 630 kVA and one (1) No. 350 kVA packaged-type kiosk substations are available at site and shall be used for the provision of power supply to the office blocks.
- The EPC Contractor shall relocate each kiosk substation up to 100 metres from its existing location to the new location established by site requirement and the approved layout.
- Before dismantling, carry out a joint condition survey with the Engineer-in-Charge, recording nameplate data, physical condition, insulation resistance, transformer oil BDV, HT switchgear operation and protection functions. Any defect observed shall be reported in writing before relocation.
- Obtain shutdown permits and coordinate isolation with airport power operations. Carry out safe isolation, discharge, earthing and lock-out / tag-out before any work on HT equipment.
- Carry out careful disconnection, dismantling, lifting with crane of adequate capacity, transportation, re-installation, leveling and anchoring of each kiosk on its new foundation. Any damage caused during relocation shall be made good or replaced by the Contractor at his own cost.
- Provide HT connections for each relocated kiosk, including extension / re-routing of the existing 11 kV feeder up to 100 metres using matching 11 kV XLPE armoured copper cable, straight-through joints, indoor / outdoor termination kits, glands, lugs, stress-control components, supports and earthing.
- Include trenching, sand bedding, protection / warning tiles, route markers, HDPE / RCC ducts at road and pavement crossings, backfilling and reinstatement.

- After relocation, carry out HT cable tests (insulation resistance and VLF / high-voltage withstand), transformer and switchgear tests, oil BDV, protection relay tests and earth resistance tests, and re-commission each kiosk.
- Internal modification of existing HT switchgear and transformer shall not be carried out except as required for LT outgoing additions specified herein and approved by the Engineer-in-Charge.

5. Kiosk Substation Foundations and Associated Civil Works

- Design and construct new RCC foundations / plinths for both relocated kiosks based on actual equipment dimensions, weight, loading, soil conditions and structural calculations.
- Include excavation, disposal, compacted filling, PCC blinding, reinforced concrete, reinforcement steel, formwork, anchor / embedded arrangements, leveling / grouting, cable ducts / sleeves, HT/LT trenches / openings, earthing, drainage and oil-containment arrangements where required, backfilling and finishing.
- Vacated plinths at the existing locations shall be dismantled and the area made good to match surroundings, where directed by the Engineer-in-Charge.
- Foundations shall be handed over ready to receive the relocated kiosks.

6. Standby Generators and ATS / AMF System

- Provide two (2) Nos. CBU standby diesel generating sets, one (1) No. 500 kVA for the 630 kVA kiosk substation and one (1) No. 350 kVA for the 350 kVA kiosk substation, each 1500 RPM, 400/415 V, 3-phase, 50 Hz, for the provision of emergency power supply to the office blocks.
- Each generator shall be complete with engine, alternator, controller, batteries, charger, base-frame fuel tank, exhaust system, cooling system, weatherproof acoustic canopy and all standard accessories.
- Generators shall be CBU units of Caterpillar (USA) or Cummins (UK) manufacture or approved equivalent premium make.
- Provide RCC foundations for each generator, structurally designed for equipment weight, dynamic / vibration loads, anchor arrangements and site soil conditions, including anti-vibration mounting, cable trenches / ducts and earthing.
- Provide one (1) No. ATS panel with each kiosk substation (two (2) Nos. in total), Siemens or approved equivalent, 400 V, 3-phase, with manual override (MOR), rated to suit the kiosk LT incomer and the corresponding generator output as per approved design.
- ATS panels shall include suitable incomers / outgoers, mechanical / electrical interlocking, AMF / ATS controller, emergency stop, metering (voltmeter, ammeter, frequency meter), indication, timers, auxiliary relays, copper busbars, control wiring, battery charger, locking arrangements and all accessories, duly powder-coated, with RCC plinth / foundation.
- Generator noise levels shall be suitable for an office environment and shall comply with approved acoustic criteria, with additional attenuation where required.
- Provide all power and control cabling between generator, ATS, kiosk LT section and building MDB.

7. UPS for ELV, CNS and IT Systems

- Provide true online double-conversion UPS systems for the ELV, CNS and IT systems of both office blocks, including server / data rooms, network and communication racks, CNS equipment, CCTV, access control, public address and other ELV / IT loads identified by the approved design.
- Each UPS shall be rated on the approved connected load of the systems it serves, plus minimum 20% spare capacity. The Contractor shall submit the UPS load calculation for approval.
- Battery autonomy shall be minimum 30 minutes at full rated load of the UPS.
- Each UPS shall have dual input, with separate rectifier (main) and bypass inputs, each fed through a dedicated feeder from a separate MDB, so that failure or isolation of one MDB does not interrupt supply to the UPS output.
- Each UPS shall include automatic static bypass, external maintenance bypass switch / panel, input / output / battery protection, emergency power-off (EPO), LCD display, alarms, dry contacts and SNMP / Modbus communication interface for remote monitoring.
- UPS performance: output power factor ≥0.9, online-mode efficiency ≥95%, input power factor ≥0.99, input current THDi ≤5%, output voltage regulation ±1%; 3-phase input / 3-phase output, or 3-phase input / 1-phase output for smaller ratings, as per approved design.
- Batteries shall be sealed maintenance-free VRLA (minimum 10-year design life) or Li-ion, in racks / cabinets, complete with battery isolating breaker, interconnecting links and battery monitoring.

- Provide UPS output distribution boards with MCBs, dedicated circuits to racks / equipment, and identified (coloured) UPS socket outlets, complete with all cabling, containment and terminations.
- UPS and batteries shall be installed in a dedicated, ventilated / air-conditioned room or space as per the approved design and manufacturer requirements.

8. LT Distribution from Kiosks and Building Distribution Boards

- LT distribution to the office blocks shall be taken from the LT section of the relocated 630 kVA and 350 kVA kiosks through the respective ATS panels.
- Provide new outgoing MCCBs / ACBs in the kiosk LT sections as required for the office block feeders. Where the existing LT section lacks spare ways or rating, provide a suitable additional LT feeder panel adjacent to the kiosk, subject to approval.
- Provide complete building distribution system including MDB, SMDB / Sub-MDB per floor / office unit, lighting and power DBs, HVAC panels and other panels as required by detailed design.
- Provide suitably rated ACBs / MCCBs / MCBs, RCCB / RCBO protection where required, overload, short-circuit and earth-fault protection, copper busbars, neutral / earth bars, contactors, timers, indication, digital multifunction power / energy meters, CTs and control / monitoring equipment.
- Panels shall be factory fabricated / assembled, suitable for their installation environment, with appropriate IP protection, corrosion protection, segregation, ventilation, locking and labeling.
- Each panel shall have minimum 25% spare outgoing ways / breaker positions, minimum 25% spare busbar current-carrying capacity and minimum 25% spare control / terminal capacity.
- Carry out complete fault-level, discrimination / selectivity and protection-coordination studies and provide approved protection settings.

9. LT Power and Control Cabling

- Provide complete LT power and control cabling from each kiosk LT section to ATS panel, ATS panel to building MDB, MDB to SMDB / DBs and onward to all final equipment and points.
- The scope shall cover lighting, emergency lighting, small power, HVAC equipment, ICT / ELV, fire alarm, security, lifts / pumps where provided, external, car parking and façade lighting and other electrical loads under the EPC scope.
- Cable sizes shall be selected from load, diversity, voltage drop, short-circuit withstand, installation method and derating calculations. Minimum 25% spare current-carrying capacity shall remain above calculated design load after derating.
- Emergency and life-safety circuits shall use suitable fire-rated circuit-integrity cables, with compatible fire-rated glands, supports and accessories.
- Include all cable trays, ladders, trunking, conduits, ducts and trenches, excavation, sand bedding, protection / warning tiles, backfill / reinstatement, supports, cleats, glands, lugs, ferrules, termination kits, joints, tags, route markers, phase identification and earthing / bonding.
- No open or unprotected power / control cable shall be permitted inside the building to any final / end point.

10. Electrical Containment

- Provide complete containment system including uPVC conduits, GI flexible conduits, uPVC cable ducts, HDG GI perforated cable trays, covers where required and associated support systems suitable for the steel superstructure and composite slabs.
- Include all bends, couplers, junctions, reducers, adaptors, check nuts, glands, clamps, saddles, brackets, hangers, threaded rods, fasteners and other accessories.
- Provide appropriate segregation between normal power, emergency, generator, control, fire alarm, ICT / ELV and other systems.
- Containment shall have minimum 25% spare capacity and shall be properly bonded / earthed where required.
- Include cutting, drilling, core openings, fire-stopping at penetrations, making good and all associated civil works.

11. Lighting System – Indoor and Outdoor

- Provide a complete latest-generation LED lighting system for both office blocks, covering indoor general and task lighting, emergency lighting, external building, car parking, road and façade lighting as required by the approved design.

- The detailed design shall determine luminaire type, wattage, quantity, optics, color temperature, mounting arrangement, spacing and location. Indoor types may include recessed / surface LED panels, linear suspended / recessed luminaires, downlights, IP65 luminaires for wet areas and decorative luminaires for lobbies / reception.
- Indoor luminaires shall have minimum system efficacy of 130 lm/W (UGR-controlled office luminaires) and 150 lm/W for outdoor luminaires where technically appropriate, power factor ≥0.90, flicker-free drivers, suitable thermal management and minimum 5-year manufacturer warranty.
- Color temperature shall generally be 4000 K for office and work areas and 3000–4000 K for lobbies, reception and external areas. CRI shall be at least 80 generally and at least 90 for reception / lobby feature areas.
- Provide lighting control in offices, meeting rooms, corridors and toilets through occupancy / daylight sensors, with daylight dimming in perimeter zones adjoining glazed façades and central time scheduling for common areas.
- Provide all mounting, suspension, supports, drivers, connectors, point wiring, terminations, concealed wiring and maintenance access.
- Lighting circuits shall be interleaved: alternate luminaires in every office, shared hall, corridor and common area shall be connected to separate circuits, each fed by a separate cable from a separate outgoing breaker. Failure or tripping of any one circuit shall therefore leave the alternate luminaires working, and no room or area shall be completely darkened. Interleaved circuits shall be kept separate at distribution boards, in containment and in final point wiring. The Contractor shall submit a circuit-distribution schedule showing the alternate arrangement for approval.
- Emergency luminaires shall be provided in each office and each shared hall / open-plan area. They shall be the same shape, size, finish and light output as the adjacent normal luminaires, so the ceiling looks uniform. Each shall be a normal luminaire fitted with an integral emergency battery pack / conversion kit (minimum 1-hour autonomy), with a self-test facility and a charging indicator. Their number and locations shall be established by the approved emergency-lighting calculation, with not less than one emergency luminaire in each office and in each shared hall.
- Provide all mounting, suspension, supports, drivers, connectors, point wiring, terminations, concealed wiring and maintenance access.

12. Maintained Illumination for Office Areas

Area	Maintained Average (Em)	Uniformity Uo	UGR
Open-plan / general offices (reading, writing, data processing)	500 lux	≥0.60	≤19
Private / executive offices	500 lux	≥0.60	≤19
Conference / meeting rooms (dimmable)	500 lux	≥0.60	≤19
Technical drawing / CAD offices	750 lux	≥0.70	≤16
Reception desk	300 lux	≥0.60	≤22
Entrance hall / lobby	250 lux	≥0.40	≤22
Corridors / circulation	200 lux	≥0.40	≤25
Stairs	200 lux	≥0.40	≤25
Toilets / washrooms	200 lux	≥0.40	≤25
Pantry / tea bar	300 lux	≥0.60	≤22
Archive / record / filing rooms	200 lux	≥0.40	≤25
Server / IT rooms	500 lux	≥0.60	≤19
Electrical / plant rooms	200 lux	≥0.40	≤25
Escape routes	≥1 lux centre-line	Per life-safety design	Per applicable standard

- The above are minimum maintained values on the working plane in line with EN 12464-1. In office and meeting areas, walls shall receive not less than 75 lux and ceilings not less than 50 lux maintained to avoid a gloomy appearance.
- The EPC Contractor shall perform detailed lighting simulations and submit maintained illuminance, uniformity and glare calculations. A maintenance factor not greater than 0.80 shall be adopted unless a more stringent approved design requirement applies.

13. Emergency and Escape Lighting

- Emergency lighting shall be provided through self-contained LED emergency luminaires / emergency conversion kits with minimum 3-hour autonomy, and shall automatically operate upon failure of the lighting supply.
- Emergency lighting shall satisfy applicable BCP Fire Safety, BS 5266 and NFPA 101 requirements.
- As a minimum design basis, emergency functions shall be incorporated at not less than every tenth general lighting point, subject to final life-safety calculations; additional emergency luminaires shall be provided wherever required by the approved calculations.
- Escape routes, exits, stairs and designated critical areas shall be independently assessed and illuminated as required by applicable standards.
- Illuminated / maintained exit signs shall be provided at designated escape points.
- Emergency lighting performance and autonomy shall be verified during commissioning.

14. Car Parking, Road and External Area Lighting

- Provide complete LED post-top, street and area lighting for the car parking areas and external areas of the office blocks falling within the EPC scope.
- Provide premium-quality, imported (CBU) decorative LED post-top luminaires in the car parking areas, coordinated with the architectural / landscape theme and approved through sample / mock-up before procurement.
- Provide latest-generation LED street luminaires for roads, approximately 100 W class, with minimum system
- Poles shall be decorative, hot-dip galvanized and powder-coated (colour to approved design), approximately 4–6 m high for post-top luminaires and as per photometric design for street lighting.
- Luminaires shall have die-cast aluminium housing, UV-stabilized diffuser / optics, IP66, IK08 minimum, CRI ≥ 80, 3000–4000 K (to approved scheme), integral surge protection (minimum 10 kV), flicker-free driver and minimum 5-year manufacturer warranty.
- Optics shall be glare-controlled and full cut-off / low upward light, in line with airport requirements. Decorative lighting shall not be provided at the expense of functional illumination.
- Each pole shall include base plate, anchor bolts, nuts / washers, door with locking arrangement, internal cable routing, terminal block, individual MCB for each fixture, earthing terminal and all accessories.
- Provide outdoor lighting distribution boards with contactors, photocell / astronomical timer control, surge protection and weatherproof enclosures.
- Provide complete RCC foundations, excavation, reinforcement, formwork, anchor-bolt assembly, concrete, cable entries, erection, alignment, grouting, identification / numbering and all civil / electrical works.

Road / Area Category	Maintained Avg. (lux)	Uniformity (Uo)	Reference / Basis
Car parking areas	10–20	≥ 0.25	EN 12464-2 / CIE parking practice
Building entrances / drop-off	50–100	≥ 0.40	EN 12464-2

15. Façade and Architectural Lighting

- Provide complete façade and architectural lighting for both office blocks as per the approved architectural lighting concept, highlighting the building form, ACP / glazed façade, entrances, parapets and building name / signage.
- Façade lighting shall include LED rope lights (silicone / neon-flex type, IP67, UV-stabilized), linear profile lights in aluminium profiles with diffusers, wall-washers / grazers, up / down wall lights and compact floodlights, as determined by the detailed design.
- Colour scheme shall be static white (3000–4000 K) or RGBW as per the approved lighting concept, with programmable scenes for normal and special / national occasions.
- Provide DMX / DALI façade lighting controller with astronomical timer, photocell, scene programming and manual override, housed in a weatherproof enclosure.
- Drivers / power supplies shall be outdoor-rated, accessible for maintenance and installed in IP66 enclosures; all fixings shall be stainless steel and coordinated with the ACP / glazing system so as not to compromise façade weatherproofing.
- Façade lighting shall have controlled upward light and shall not cause glare or visual confusion to aircraft operations or ATC, in line with applicable CAA / PAA requirements.

- Submit lighting renderings, product samples and on-site mock-ups for approval before procurement and installation.

16. Electrical Outlets, Switches, Floor Boxes and Final Point Wiring

- Provide premium modular switches and socket outlets including 10 A / 16 A switches, 13 A 3-pin switched simplex and duplex / twin sockets, multi-gang combinations and other outlets required by detailed design.
- Provide dedicated power outlets for workstations, printers / copiers, pantry equipment, AV equipment and other office equipment as per approved furniture and equipment layouts.
- Provide shuttered sockets, suitable earth connections, flame-retardant / polycarbonate construction, premium gang plates and suitable metal back boxes.
- Provide complete underfloor trench box / floor box (UFTB) systems in open offices and meeting rooms wherever required for power, data, communication and AV services, with flush covers and modular inserts.
- Power and ELV / data services shall be segregated within floor boxes. No open / unprotected cable shall be permitted inside the building to final / end points.
- Provide minimum 25% spare module / space capacity in modular floor-box / outlet arrangements where practicable.

17. Earthing and Equipotential Bonding

- Provide a complete electrical earthing and bonding system for the entire EPC works, including new earth pits at the relocated kiosk and generator locations. Existing earth pits shall not be reused unless tested and approved.
- Include earth electrodes / pits / chambers, main earth bars, earth grids / ring conductors, and earthing / bonding for the kiosks, transformers, HT/LT panels, generators, ATS panels, MDB / SMDB / DBs, cable trays, armour, metallic conduits, steel superstructure, lighting poles and all exposed conductive parts.
- Carry out soil resistivity testing and detailed earthing calculations. Determine electrode type, number, depth, spacing and conductor sizes from fault current, equipment and protection requirements.
- Provide suitable copper / GI conductors, tapes / strips, earth rods, clamps, test links, inspection chambers, bonding jumpers and exothermic / mechanical joints.
- Test earth resistance, continuity and bonding and submit complete test reports and as-built earthing drawings.

18. Lightning Protection and Surge Protection

- Provide a complete external lightning protection system for both office blocks based on a detailed lightning risk assessment and building geometry.
- Provide air terminals, roof conductors, down conductors, test joints, earth termination system, earth pits / chambers, clamps, supports, connectors, bonding conductors and all accessories. Use of the steel superstructure as natural down conductor shall be permitted only where demonstrated by the approved design.
- Bond standing-seam roofing, rooftop equipment, façade metalwork and other conductive parts where required and maintain appropriate separation distances.
- Provide coordinated surge protection at the MDB, SMDBs, outdoor lighting boards and sensitive equipment as required by the detailed design.

19. Small Electrical Equipment

- Provide electric water heaters (Make: Ariston Italy) for washrooms / pantries where required by the architectural / MEP design, of approved make, complete with thermostat, safety cut-out, pressure-relief valve, isolator and connections.
- Provide exhaust fans for toilets and pantries as required by the detailed MEP design, including grilles, backdraft shutters / louvers, mounting, isolators, wiring, conduits and making good.

20. Energy Efficiency

- Use high-efficiency LED lighting with occupancy, daylight and time-based controls to minimize energy consumption while maintaining required illumination.
- Equipment selection shall consider lifecycle efficiency, power factor, standby losses, maintainability and compatibility with the airport's operational requirements.
- The design shall comply with applicable ECBC / NEECA requirements.

21. Spare Capacity and Future Expansion

- The complete electrical installation shall be designed with minimum 25% spare capacity throughout, unless a greater margin is required by the applicable standard or approved design.
- Provide minimum 25% spare outgoing ways / breaker positions in distribution boards and kiosk LT sections / feeder panels.
- Provide minimum 25% spare busbar current-carrying capacity, feeder capacity and control / terminal capacity.
- Containment shall have minimum 25% spare capacity.
- Spare capacity shall be inherent in the installed infrastructure and shall not depend on replacement of the primary equipment.
- UPS systems shall retain minimum 20% spare capacity above the approved connected load.

22. Testing, Commissioning and Handover

- Carry out pre-relocation and post-relocation tests on both kiosk substations, including transformer, HT switchgear, protection relays and oil BDV tests.
- Carry out HT cable tests, insulation resistance, continuity, polarity, phase sequence, earth continuity and applicable LT cable tests.
- Test all protective devices, breakers, relays, metering, interlocks, control circuits and panel functions.
- Test generator starting, loading, AMF / ATS transfer, alarms and protection, including load-bank testing where required.
- Test emergency lighting operation and autonomy.
- Test lighting controls, sensors, scheduling, façade lighting scenes and timers.
- Carry out lux measurements against approved calculations for indoor, car parking, road and external areas, including night-time aiming / focusing of external and façade lighting.
- Test earthing, lightning protection continuity and earth termination system.
- Provide final as-built SLDs, layouts, cable schedules, panel schedules, test reports, O&M manuals, warranties, manufacturer certificates, training and recommended operational spares.
- Test UPS online operation, transfer to static and maintenance bypass, dual-input changeover on loss of either MDB feeder, alarms, remote monitoring and battery autonomy (minimum 30 minutes at full rated load).

23. EPC Submittals and Approvals

1. Design basis and design calculations for all electrical systems.
2. Complete SLDs and distribution architecture.
3. Load schedules, demand / diversity calculations and kiosk capacity verification for each office block.
4. Kiosk condition survey report, relocation method statement, lifting plan and shutdown plan.
5. Structural design of RCC foundations for kiosks, generators and ATS panels.
6. Fault-level, short-circuit and protection coordination / discrimination studies.
7. Cable sizing, voltage-drop, derating and routing calculations.
8. Earthing and lightning protection calculations and layouts.
9. Lighting simulation / lux calculations and photometric layouts for indoor, car parking, road and external areas.
10. Façade lighting concept, renderings, product samples and mock-ups.
11. Emergency-lighting calculations and layouts.
12. Generator and ATS sizing, acoustic data and operating philosophy.
13. UPS load calculation, sizing, battery autonomy calculation and dual-input feeder arrangement.
14. Panel GA drawings, SLDs, wiring diagrams, terminal schedules and protection settings.
15. Containment layouts and coordination drawings.
16. Equipment technical datasheets, type-test / routine-test certificates and manufacturer’s documentation.

24. General Completion Requirement

All electrical and lighting works shall be designed, supplied, installed, tested, commissioned and handed over as a complete, safe, coordinated and operational system. The EPC Contractor shall include every item, material, accessory,

interface, civil work, support, cable, termination, protection device, control component and incidental work necessary to achieve the approved performance and functionality, whether or not each individual component is expressly identified in these criteria. The reference scope shall not limit the EPC Contractor's design responsibility or the extent of work required for a complete installation.

These criteria define minimum performance and quality requirements only. The EPC Contractor remains fully responsible for complete detailed engineering, calculations, sizing, selection, quantities, coordination, construction documentation, testing, commissioning and compliance with all applicable Pakistani laws, airport requirements, codes and referenced international standards, subject to approval by the Engineer-in-Charge.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

PAKISTAN AIRPORTS AUTHORITY
(ES E/M WORKS DIVISION IIAP)

EPC CONTRACT FOR CONSTRUCTION OF TEMPORARY HQs BUILDINGS AT IIAP (HQPAA & HQPCAA)
HVAC (VRF SYSTEM) DESIGN REQUIREMENTS

EPC DESIGN RESPONSIBILITY

These notes establish the minimum performance, functional and quality requirements for the air-conditioning of the Temporary HQs office buildings at IIAP, namely the HQPAA office block (Ground + 2, approx. 83,000 sq.ft) and the HQPCAA office block (Ground + 1, approx. 42,200 sq.ft), by Variable Refrigerant Flow (VRF) systems providing both cooling and heating. Each building shall have its own independent VRF systems.

The EPC Contractor shall design, engineer, supply, install, test, commission and hand over complete VRF systems, ready for continuous operation, including all outdoor and indoor units, fresh-air units, refrigerant piping, condensate drainage, ductwork and air distribution, controls, and all mechanical and electrical interconnections. The Contractor is fully responsible for load calculations, equipment sizing, system design and overall performance. Any equipment, piping, ductwork, cabling, controls, supports or accessories required to achieve the specified performance shall be deemed included at no extra cost to the Employer.

1. Design Basis

Parameter	Requirement
Buildings	HQPAA: G+2, approx. 83,000 sq.ft; HQPCAA: G+1, approx. 42,200 sq.ft (all conditioned office, meeting, circulation and support areas)
System	Inverter VRF heat-pump systems (cooling & heating), with fresh-air units; independent systems for each building
Outdoor design (summer)	46 °C DB, coincident WB as per ASHRAE climatic data for Islamabad
Outdoor design (winter)	As per ASHRAE climatic data for Islamabad (99.6% heating DB)
Indoor design (summer)	24 °C ± 1 °C DB, RH not exceeding 60%
Indoor design (winter)	21 °C ± 1 °C DB
Equipment ambient rating	Continuous operation up to 46 °C ambient in cooling; capacity de-rated to site conditions
Fresh air	ASHRAE 62.1, based on occupancy and space use
Indoor noise	NC-35 for offices and meeting rooms; NC-40 for open offices and circulation
Indicative capacity	Capacity to be established by the Contractor's approved heat-load calculation

- Loads shall be calculated room-wise by a recognized method / software (ASHRAE RTS, Carrier HAP, Trane TRACE or equivalent), for both cooling and heating.
- Catalogue capacities shall be corrected for site ambient, piping length, level difference and indoor / outdoor combination ratio. Selections shall show that net available capacity meets the design load in both cooling and heating.

2. Applicable Codes and Standards

- Energy Conservation Building Code of Pakistan (ECBC-2023) and NEECA requirements / MEPS.
- Building Code of Pakistan (BCP-2021), including seismic provisions for equipment supports.
- Montreal Protocol / Kigali Amendment obligations for refrigerant selection and handling.
- ASHRAE Handbooks; ASHRAE 55, 62.1, 90.1, 15 and 34.
- AHRI 1230 / ISO 15042 (VRF rating); Eurovent or AHRI certification.
- ASTM B88 (copper tube) and ASTM B280 (ACR copper tube).
- SMACNA HVAC Duct Construction Standards.
- IEC / BS EN standards for electrical works.

3. Approved Makes

Item	Approved Make / Origin
VRF outdoor units, indoor units, fresh-air units and controls	Daikin, Acson, York or equivalent (Brand shall have at least 15 years of established presence in Pakistan)
Refrigerant copper piping	Type K seamless copper, imported; country of origin Europe, USA or UK only
Refrigerant pipe insulation	Armaflex, Aeroflex or approved equivalent
Power cables	Pakistan Cables or Fast Cables
Breakers, isolators and HVAC power panels	Siemens or approved equivalent

4. VRF Outdoor Units

- Outdoor units shall be inverter-driven, air-cooled VRF heat-pump type, factory assembled and tested, using R-410A or R-32 refrigerant as offered by the manufacturer.
- Units shall be suitable for continuous operation up to 46 °C ambient in cooling and for the site winter design condition in heating, with corrosion-protected coils, high-ambient fan motors and full protection devices.
- Efficiency shall meet or exceed ECBC-2023 / ASHRAE 90.1 requirements, verified by AHRI / Eurovent certificates.
- Outdoor units shall be installed at ground level on RCC plinths or on structurally designed steel platforms, with vibration isolators, galvanized mounting frames and manufacturer clearances for airflow and maintenance. Roof mounting on the standing-seam roof shall only be permitted with approved structural and waterproofing details.
- Discharge shall be arranged to avoid hot-air recirculation between units.

5. VRF Indoor Units and Fresh-Air Units

- Indoor unit types shall be selected by the Contractor to suit each space, generally ceiling-concealed ducted units for offices and meeting rooms, ceiling cassette units where suitable, and wall-mounted units for small rooms, IT / electrical rooms and similar spaces.
- Each indoor unit shall have a built-in or remote electronic expansion valve, washable filter, condensate drain pump where required, and individual wired controller.
- Fresh air shall be provided through VRF-connected heat-recovery ventilators (HRV / ERV) or DX fresh-air processing units, sized to ASHRAE 62.1 requirements.
- Indoor units shall be located for easy maintenance access, with ceiling access panels coordinated with the ceiling layout.

6. Refrigerant Piping

- All refrigerant piping shall be Type K seamless copper tube to ASTM B88, imported from Europe, USA or UK, with mill / test certificates and country-of-origin documents submitted for approval. Wall thickness shall be not less than the manufacturer’s requirement for the refrigerant design pressure.
- Pipe sizes shall be as per the manufacturer’s piping design software for the actual run lengths and level differences. Only the manufacturer’s original branch joints / headers shall be used.
- All joints shall be brazed with silver brazing alloy under continuous dry-nitrogen purge. Flare joints shall be used only at indoor-unit connections where required by the manufacturer.
- Piping shall be supported on proper hangers / clamps with insulation saddles, routed neatly and protected in cable trays / pipe trays or ducts. Outdoor piping shall be protected in covered trays.
- Piping shall be insulated with closed-cell elastomeric insulation (Armaflex / Aeroflex or equal), with liquid and gas lines insulated separately, minimum 19 mm thick for pipes up to 22 mm OD and 25 mm thick for larger pipes, or as required by the manufacturer. Outdoor insulation shall be UV-protected and clad.

7. Condensate Drainage

- Provide complete condensate drainage for all indoor and fresh-air units using uPVC pipes, minimum slope 1:100, with traps, cleanouts, supports and insulation to prevent sweating.
- Drains shall be routed to the nearest approved drainage point; condensate pumps shall be provided where gravity drainage is not possible.

8. Ductwork and Air Distribution

- Provide supply, return and fresh-air ductwork for ducted indoor units and fresh-air units in galvanized steel to SMACNA standards (minimum 24 SWG for small ducts and 22 SWG for larger ducts as per SMACNA), with joints sealed and leakage tested.
- Supply and fresh-air ducts shall be thermally insulated; flexible duct connections to diffusers shall not exceed 1.5 m.
- Provide powder-coated aluminium supply diffusers, return grilles, fresh-air louvers and volume control dampers, selected for uniform air distribution without drafts.
- Provide fire dampers where ducts cross fire-rated walls or floors, as required by the fire safety design.

9. Controls

- Provide an individual wired controller for each room / zone, with on / off, set-point, mode and fan speed control.
- Provide a central controller for each building with scheduling, on / off, set-point limits, monitoring and fault display, with BACnet / Modbus interface provision.
- Fresh-air units shall be interlocked with the fire alarm system to shut down on fire alarm signal.
- Provide all control and communication wiring (shielded twisted-pair as per manufacturer) between outdoor units, indoor units, controllers and central controller, in conduits / trunking.

10. Electrical Works for VRF System

- The VRF scope includes all electrical works from the outgoing breaker allocated for HVAC in the building MDB / SMDB, including HVAC power panels, MCCBs / MCBs, power cabling, isolators and terminations to every outdoor unit, indoor unit, fresh-air unit and controller.
- Provide a weatherproof (IP65) lockable isolator adjacent to each outdoor unit and a local isolator / fused spur for each indoor unit or group of indoor units as per manufacturer requirements.
- Power cables shall be copper conductor, sized for load, voltage drop and derating, and installed in cable trays, trunking or conduits. No open cable shall be permitted.
- Provide earthing of all HVAC equipment, panels, trays and piping supports.
- The Contractor shall submit the HVAC connected load and maximum demand for incorporation in the building electrical load schedule.

11. Testing and Commissioning

- Refrigerant piping shall be pressure tested with dry nitrogen at the manufacturer's test pressure and held for 24 hours without pressure drop.
- Systems shall be triple evacuated to 500 microns or less with vacuum hold test, then charged with additional refrigerant as calculated for the actual pipe lengths. All results shall be recorded and witnessed.
- Commissioning shall be carried out by the manufacturer's certified engineers, including address setting, test run and checking of all indoor units, fresh-air units and controllers.
- Carry out testing and balancing of airflows, duct leakage tests, insulation and drainage checks, and electrical tests on all power and control circuits.
- Demonstrate that the systems achieve the indoor design conditions in cooling and heating. Where ambient conditions at commissioning do not allow full-load testing, compliance shall be shown through manufacturer performance data and staged testing as directed by the Engineer-in-Charge.

12. Submittals, Documentation and Warranty

1. Room-wise heat-load (cooling and heating) and fresh-air calculations.
2. Equipment selection sheets with capacity corrections, AHRI / Eurovent certificates and efficiency data.
3. Manufacturer piping design software output, refrigerant piping schematics and layouts.
4. Ductwork, air distribution, condensate drainage and outdoor unit layout drawings.
5. Control schematic, wiring diagrams and HVAC power panel SLDs.
6. Copper pipe mill certificates and country-of-origin documents.
7. Test and commissioning reports, as-built drawings, O&M manuals and warranties.

- Minimum 12 months Defects Liability Period on the complete installation, and manufacturer's standard warranty on equipment, with compressor warranty of not less than 3 years.
- Training of PAA operation and maintenance staff shall be provided.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

PAKISTAN AIRPORTS AUTHORITY
(ES E/M WORKS DIVISION)

EPC CONTRACT FOR CONSTRUCTION OF AVIATION OFFICE BLOCK AT MoD, ISLAMABAD (LOT 2)
ELECTRICAL & LIGHTING DESIGN REQUIREMENTS

EPC DESIGN RESPONSIBILITY

These notes establish the minimum performance, functional, quality and coordination requirements for the electrical and lighting works of the Aviation Office Block at MoD, Islamabad (Lot 2, covered area approx. 30,324 sq.ft, with two passenger lifts), under an EPC (Engineering, Procurement & Construction) arrangement.

The EPC Contractor shall be fully responsible for connecting the building to the existing 11 kV HT supply of the MoD premises, obtaining load enhancement from IESCO where required, and the complete detailed engineering, design, sizing, supply, installation, testing and commissioning of the complete electrical power solution, from the 11 kV HT connection and substation through to every final point. This includes site survey, identification and relocation of existing electrical services, load assessment, demand / diversity calculations, single-line diagrams, fault-level calculations, protection coordination, cable sizing, voltage-drop calculations, equipment ratings, earthing, lightning protection, lighting and emergency-lighting calculations, generator sizing, containment, foundations, coordination with architectural / structural / MEP / ELV systems, shop drawings and all other documentation necessary for a complete and code-compliant installation.

1. Approved Makes, Quality and Governing Standards

Minimum approved makes / requirements shall be as follows; equivalent products shall only be accepted where specifically permitted by the Engineer-in-Charge.

Equipment / System	Minimum Requirement / Approved Make
HT switchgear (RMU / VCB panels)	11 kV, SF6-insulated RMU or vacuum circuit breaker panels; Siemens / ABB / Schneider Electric or approved equivalent.
Distribution transformer / kiosk substation	11 / 0.415 kV, ONAN, copper-wound, low-loss; rating as per approved load calculation; Siemens / PEL (Pak Elektron) or approved equivalent.
HT cable	11 kV, XLPE-insulated, armoured, copper conductor; size as per design.
HT joints & terminations	11 kV heat-shrink / cold-shrink type; TE Connectivity (Raychem) / 3M or approved equivalent.
LT panels, MDB, SMDBs, DBs and breakers	Siemens or approved equivalent where permitted.
Automatic Transfer Switch (ATS) panel	Siemens or approved equivalent; 400 V, 3-phase, 3-pole / 4-pole as per approved earthing design, with manual override (MOR).
Generator set	CBU units: Caterpillar (USA) or Cummins (UK); or approved equivalent premium make (e.g. FG Wilson, Rehlko), subject to approval.
Luminaires & drivers	Philips / Signify or specifically approved equivalent; LED; minimum 3-year manufacturer warranty.
Emergency luminaires & exit signs	Self-contained LED, minimum 3-hour autonomy, self-test; approved make.
Power & lighting cables	Pakistan Cables or Fast Cables, copper conductor, complying with applicable IEC requirements.
Fire-rated cables	FR / FRLS circuit-integrity type complying with applicable BS 6387 / IEC 60331 requirements.
Switches & sockets	Modular type, approved make.

2. Applicable Codes, Standards and Regulatory Compliance

- Electricity Act, 1910 and Electricity Rules, 1937, as applicable.
- Building Code of Pakistan (BCP) 2021, including Chapter 27 – Electrical.
- Building Code of Pakistan – Fire Safety Provisions, 2016.
- Energy Conservation Building Code (ECBC) 2023 and NEECA requirements.

- Applicable IESCO / NEPRA requirements for load enhancement and metering.
- Applicable PSQCA standards for materials and workmanship.
- IEC 60364 and other applicable IEC standards for electrical installations.
- EN 12464-1 for indoor lighting, where applicable.
- BS 5266 and NFPA 101 for emergency lighting, where applicable.
- Applicable MoD security, access and site regulations, local building by-laws and authority requirements.

Where requirements differ, the more stringent applicable statutory, safety or technical requirement shall govern, subject to approval by the Engineer-in-Charge.

3. General EPC Detailed Engineering Requirements

- Prepare complete load schedule covering lighting, small power, air-conditioning, lifts, water / fire pumps, IT / ELV, fire alarm, security, external and façade lighting and other project loads.
- Determine connected load, maximum demand, diversity factors, transformer capacity, generator capacity, feeder ratings and distribution architecture.
- Prepare SLDs, load schedules, panel schedules, cable schedules, protection coordination / discrimination studies, fault-level calculations, voltage-drop calculations and equipment data sheets.
- Coordinate all electrical works with architectural, structural (steel frame), air-conditioning, plumbing, fire-fighting, fire alarm, lifts, IT / ELV, security, ceiling, façade and interior works.
- Provide all temporary works, access equipment, lifting, scaffolding, testing equipment, minor civil works and incidental items required for completion.

4. Power Supply Connection and Load Enhancement

- The building shall be supplied from the existing 11 kV HT connection presently powering the MoD premises. The Contractor shall verify the existing HT supply arrangement, connection point and available capacity, and submit his proposed connection arrangement for approval.
- The Contractor shall connect the new kiosk substation to the existing HT connection, including 11 kV cable, RMU / isolator at the tapping point where required, joints, terminations, trenching, road crossings and reinstatement.
- Where the building load requires enhancement of the sanctioned load of the existing MoD connection, the Contractor shall apply to IESCO for load enhancement, complete all documentation and follow up until the enhanced load is sanctioned and made available.
- The cost of load enhancement, including IESCO demand notice / charges, any metering changes and all associated works, shall be included in the Contract Price.

5. Coordination with Concerned Departments and Existing Services

- The Contractor shall coordinate with the concerned department managing the MoD premises throughout design and construction.
- The Contractor shall obtain from the concerned department the coordination drawings and records of existing facilities, and verify on site the presence of existing buildings, services and utilities in and around the construction zone.
- The Contractor shall carry out a survey of existing underground cables and services in the vicinity of the works, using cable-detection equipment and trial pits, and submit a services survey drawing before any excavation.
- All excavation near existing services shall be carried out manually and with work permits from the concerned department. Any damage to existing services shall be repaired by the Contractor at his own cost, to the satisfaction of the owning department.
- The Contractor shall comply with MoD security, access, escort and working-hour requirements and shall obtain all necessary security clearances for personnel, vehicles and equipment.

6. Relocation of Existing Electrical Infrastructure

- The Contractor’s scope shall include relocation of all existing electrical cable infrastructure falling within or affecting the construction zone, including HT / LT cables, control cables, street-lighting and external lighting cables, poles, feeder pillars, distribution boxes and associated equipment.
- Relocation routes and arrangements shall be designed by the Contractor and approved by the concerned department before execution.

- Relocation shall include new cables where existing cables cannot be re-laid, straight-through joints, terminations, trenching, sand bedding, protection / warning tiles, ducts at crossings, route markers, backfilling and reinstatement.
- Shutdowns shall be planned and kept to the minimum, with prior approval of the concerned department. Supply to existing facilities shall be maintained or temporarily restored as required.
- Relocated cables shall be tested (insulation resistance and, for HT cables, VLF / high-voltage withstand) before re-energization, and as-built drawings of relocated services shall be handed over to the concerned department.

7. 11 kV Kiosk Substation and Foundation

- Provide a complete 11 / 0.415 kV outdoor kiosk-type substation, with transformer rating established by the approved load calculation including minimum 25% spare capacity.
- The substation shall include HT switchgear (RMU / VCB) with protection, interlocking and metering, the distribution transformer complete with all standard accessories, and an LT section / main LT panel with main incomer and outgoing ACBs / MCCBs as established by detailed design.
- Provide automatic power factor improvement (capacitor bank) where required.
- Design and construct the RCC foundation / plinth based on manufacturer dimensions, weight, soil conditions and structural calculations, including cable trenches / ducts, earthing, drainage, oil containment where required and protective fencing / bollards as required.
- Provide complete manufacturer documentation, routine / factory test certificates and O&M manuals.

8. Standby Generator and ATS / AMF System

- Provide one (1) No. CBU standby diesel generating set, 1500 RPM, 400/415 V, 3-phase, 50 Hz, sized by the Contractor for lighting, air-conditioning, lifts, IT and fire systems as per the approved load calculation.
- The generator shall be complete with engine, alternator, controller, batteries, charger, base-frame fuel tank, exhaust system, cooling system, weatherproof acoustic canopy and all standard accessories, with RCC foundation designed for equipment weight and vibration loads.
- Provide one (1) No. ATS panel with AMF controller, mechanical / electrical interlocking, manual override (MOR), emergency stop, metering and indication, rated to suit the main LT incomer and generator output.
- Generator noise levels shall be suitable for an office environment and shall comply with approved acoustic criteria.
- Provide all power and control cabling between generator, ATS, substation LT section and building MDB.

9. LT Distribution

- Provide complete LT distribution including MDB, floor-wise SMDBs / DBs, air-conditioning panels, lift panels, pump panels, external / façade lighting panels and other panels as required by detailed design.
- Provide dedicated power supply and distribution boards for the Situation Room and Conference Halls, with power points for audio-visual and communication equipment as per ER clause 5.3.
- Provide suitably rated ACBs / MCCBs / MCBs, RCCB / RCBO protection where required, copper busbars, neutral / earth bars, contactors, indication and digital multifunction energy meters at main and sub-main panels.
- Panels shall be factory fabricated, with appropriate IP protection, segregation, locking and labeling.
- Each panel shall have minimum 25% spare outgoing ways and minimum 25% spare busbar capacity.

10. LT Power and Control Cabling

- Provide complete LT power and control cabling from the substation LT section and ATS to MDB, MDB to SMDBs / DBs and onward to all final equipment and points, including lifts, air-conditioning, pumps, fire alarm, IT / ELV and security equipment.
- Cable sizes shall be selected from load, diversity, voltage drop, short-circuit withstand and derating calculations, with minimum 25% spare current-carrying capacity after derating.
- Fire-rated cables shall be used for fire alarm, fire pumps, lifts (fire-fighting / evacuation function where applicable) and other life-safety circuits.
- Include all cable trays, trunking, conduits, ducts, trenches, supports, glands, lugs, terminations, joints, tags, route markers and earthing / bonding.
- No open or unprotected cable shall be permitted inside the building.

11. Electrical Containment

- Provide complete containment system including uPVC conduits, GI flexible conduits, cable trunking, HDG GI perforated cable trays and associated supports, suitable for the steel frame and brick façade construction.
- Provide segregation between normal power, generator-backed, fire alarm and IT / ELV systems.
- Containment shall have minimum 25% spare capacity and shall be bonded / earthed where required.
- Include cutting, chasing, core openings, fire-stopping at penetrations and making good.

12. Lighting System

- Provide a simple, energy-efficient LED lighting system for all areas of the building, as required by the approved design.
- Luminaire types shall generally be recessed / surface LED panels for offices, LED downlights for corridors, lobbies and toilets, IP65 luminaires for wet and external areas, and LED battens for service / plant rooms.
- Luminaires shall have minimum system efficacy of 120 lm/W, power factor ≥0.90, flicker-free drivers, CRI ≥80, and 4000 K colour temperature for offices (3000–4000 K for lobby / lounge areas).
- Lighting control shall be by local switches; occupancy sensors shall be provided in toilets, and dimming in the Situation Room and Conference Halls.
- Provide all mounting, supports, drivers, point wiring, terminations and concealed wiring.

13. Maintained Illumination

Area	Maintained Average (Em)	Uniformity Uo	UGR
Offices (general and executive)	500 lux	≥0.60	≤19
Situation Room / Conference Halls (dimmable)	500 lux	≥0.60	≤19
Executive Lounge	200–300 lux	≥0.40	≤22
Reception / lobby	200–300 lux	≥0.40	≤22
Corridors / circulation	100 lux	≥0.40	≤25
Stairs / lift lobbies	150 lux	≥0.40	≤25
Toilets / pantries	200 lux	≥0.40	≤25
Record rooms / stores	200 lux	≥0.40	≤25
IT room	500 lux	≥0.60	≤19
Electrical / plant rooms	200 lux	≥0.40	≤25
Escape routes	≥1 lux centre-line	Per life-safety design	Per applicable standard

- The Contractor shall submit lighting calculations demonstrating the above values, using a maintenance factor not greater than 0.80.

14. Emergency and Escape Lighting

- Provide self-contained LED emergency luminaires (or normal luminaires with integral emergency battery packs) with minimum 3-hour autonomy, operating automatically on failure of the normal supply.
- Emergency lighting shall be provided in all offices, halls, corridors, stairs, lift lobbies, toilets, plant rooms and along escape routes, as per the approved emergency-lighting calculation and BS 5266.
- Illuminated exit signs shall be provided at all exits and along escape routes.
- Emergency lighting operation and autonomy shall be verified during commissioning.

15. External and Façade Lighting

- Provide external lighting for the entrance steps, ramp, porch, paving around the building and planters, using wall-mounted, bollard and recessed / step lights as per the approved design.
- Provide simple façade lighting complementing the red-brick façade, arched openings and cornice, using LED wall washers / up-lights and compact floodlights, IP66, warm white (3000 K).
- External and façade lighting shall be controlled by photocell and timer through a dedicated external lighting DB.
- Lighting shall be glare-controlled with minimal upward light spill.

16. Electrical Outlets, Switches and Final Point Wiring

- Provide modular switches and socket outlets, including 13 A switched sockets for every workstation and room, dedicated sockets for printers / copiers, pantry and AV equipment, and 15 / 20 A outlets where required.
- Provide floor boxes in conference halls, the Situation Room and open-plan offices where required by furniture layouts, with segregated power and data compartments.
- Quantities, ratings and locations shall be determined from the approved architectural, furniture and equipment layouts.

17. Earthing and Equipotential Bonding

- Provide a complete earthing and bonding system for the substation, transformer neutral, HT / LT panels, generator, ATS, distribution boards, lifts, cable trays, steel frame and all exposed conductive parts.
- Carry out soil resistivity testing and earthing calculations; earth resistance values shall meet the approved design.
- Test earth resistance, continuity and bonding and submit test reports and as-built earthing drawings.

18. Lightning Protection and Surge Protection

- Provide a complete external lightning protection system based on a lightning risk assessment, including air terminals, roof conductors, down conductors, test joints and earth termination system.
- Provide surge protection devices at the MDB, SMDBs and external lighting DB as required by the detailed design.

19. Small Electrical Equipment

- Provide electric water heaters for washrooms / pantries where required, and exhaust fans for toilets and pantries, complete with isolators, wiring and making good.

20. Spare Capacity

- The complete electrical installation shall be designed with minimum 25% spare capacity in the transformer, generator, panels, busbars, feeders and containment, unless a greater margin is required by the approved design.

21. Testing, Commissioning and Handover

- Carry out HT cable, transformer, HT switchgear and protection relay tests, and connection to the existing HT supply.
- Carry out insulation resistance, continuity, polarity, phase sequence and earth continuity tests on all LT cables and circuits.
- Test all breakers, interlocks, metering and panel functions.
- Test generator starting, loading, AMF / ATS transfer, alarms and protection.
- Test emergency lighting operation and autonomy, and carry out lux measurements against approved calculations.
- Test earthing and lightning protection systems.
- Test relocated cables before re-energization.
- Provide as-built drawings, test reports, O&M manuals, warranties and training.

22. EPC Submittals and Approvals

1. HT connection arrangement to the existing MoD supply, and IESCO load enhancement documents where required.
2. Existing services survey drawing and relocation design for affected electrical infrastructure.
3. Design basis, load schedules and demand / diversity calculations.
4. SLDs, fault-level and protection coordination studies.
5. Transformer, generator and ATS sizing calculations.
6. Cable sizing, voltage-drop and derating calculations.
7. Lighting and emergency-lighting calculations and layouts.
8. Earthing and lightning protection calculations and layouts.
9. Panel GA drawings, SLDs and wiring diagrams.
10. Containment layouts and coordination drawings.
11. Structural design of substation and generator foundations.
12. Equipment datasheets, test certificates and manufacturer documentation.

23. General Completion Requirement

All electrical and lighting works, from the 11 kV HT connection to every final point, shall be designed, supplied, installed, tested, commissioned and handed over as a complete, safe, coordinated and operational system. The EPC Contractor shall include every item, material, accessory, interface, civil work, support, cable, termination, protection device and incidental work necessary to achieve the required performance, whether or not each individual component is expressly identified in these criteria.

These criteria define minimum performance and quality requirements only. The EPC Contractor remains fully responsible for complete detailed engineering, calculations, sizing, selection, quantities, coordination, construction documentation, testing, commissioning and compliance with all applicable Pakistani laws, MoD site requirements, codes and referenced standards, subject to approval by the Engineer-in-Charge.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

PAKISTAN AIRPORTS AUTHORITY
(ES E/M WORKS DIVISION)

EPC CONTRACT FOR CONSTRUCTION OF AVIATION OFFICE BLOCK AT MoD, ISLAMABAD (LOT 2)
HVAC (VRF SYSTEM) DESIGN REQUIREMENTS

EPC DESIGN RESPONSIBILITY

These notes establish the minimum performance, functional and quality requirements for the air-conditioning of the Aviation Office Block at MoD, Islamabad (Lot 2, four floors, covered area approx. 30,324 sq.ft), by Variable Refrigerant Flow (VRF) systems providing both cooling and heating. They supplement Part 6.2 of the Employer's Requirements.

The EPC Contractor shall design, engineer, supply, install, test, commission and hand over complete VRF systems, ready for continuous operation, including all outdoor and indoor units, fresh-air units, refrigerant piping, condensate drainage, ductwork and air distribution, controls, and all mechanical and electrical interconnections. The Contractor is fully responsible for load calculations, equipment sizing, system design and overall performance. Any equipment, piping, ductwork, cabling, controls, supports or accessories required to achieve the specified performance shall be deemed included at no extra cost to the Employer.

1. Design Basis

Parameter	Requirement
Building	Aviation Block, four floors, approx. 30,324 sq.ft (all conditioned offices, Executive Lounge, Situation Room, Conference Halls, lobby, circulation and support areas)
System	Inverter VRF heat-pump systems (cooling & heating), with fresh-air units; separate VRF system for the Situation Room and Conference Halls
Outdoor design (summer)	46 °C DB, coincident WB as per ASHRAE climatic data for Islamabad
Outdoor design (winter)	As per ASHRAE climatic data for Islamabad (99.6% heating DB)
Indoor design (summer)	24 °C ± 1 °C DB, RH not exceeding 60%
Indoor design (winter)	21 °C ± 1 °C DB
Equipment ambient rating	Continuous operation up to 46 °C ambient in cooling; capacity de-rated to site conditions
Fresh air	ASHRAE 62.1, based on occupancy and space use
Indoor noise	NC-30 for Situation Room and Conference Halls; NC-35 for offices and Executive Lounge; NC-40 for circulation
Indicative capacity	Capacity to be established by the Contractor's approved heat-load calculation

- Loads shall be calculated room-wise by a recognized method / software (ASHRAE RTS, Carrier HAP, Trane TRACE or equivalent), for both cooling and heating.
- Catalogue capacities shall be corrected for site ambient, piping length, level difference and indoor / outdoor combination ratio. Selections shall show that net available capacity meets the design load in both cooling and heating.

2. Applicable Codes and Standards

- Energy Conservation Building Code of Pakistan (ECBC-2023) and NEECA requirements / MEPS.
- Building Code of Pakistan (BCP-2021), including seismic provisions for equipment supports.
- Montreal Protocol / Kigali Amendment obligations for refrigerant selection and handling.
- ASHRAE Handbooks; ASHRAE 55, 62.1, 90.1, 15 and 34.
- AHRI 1230 / ISO 15042 (VRF rating); Eurovent or AHRI certification.
- ASTM B88 (copper tube) and ASTM B280 (ACR copper tube).
- SMACNA HVAC Duct Construction Standards.
- IEC / BS EN standards for electrical works.

3. Approved Makes

Item	Approved Make / Origin
VRF outdoor units, indoor units, fresh-air units and controls	Daikin, Acson, York (Brand shall have at least 15 years of established presence in Pakistan)
Refrigerant copper piping	Type K seamless copper, imported; country of origin Europe, USA or UK only
Refrigerant pipe insulation	Armaflex, Aeroflex or approved equivalent
Power cables	Pakistan Cables or Fast Cables
Breakers, isolators and HVAC power panels	Siemens or approved equivalent

4. VRF Outdoor Units

- Outdoor units shall be inverter-driven, air-cooled VRF heat-pump type, factory assembled and tested, using R-410A or R-32 refrigerant as offered by the manufacturer.
- Units shall be suitable for continuous operation up to 46 °C ambient in cooling and for the site winter design condition in heating, with corrosion-protected coils, high-ambient fan motors and full protection devices.
- Efficiency shall meet or exceed ECBC-2023 / ASHRAE 90.1 requirements, verified by AHRI / Eurovent certificates.
- Outdoor units shall be installed at ground level on RCC plinths or on structurally designed steel platforms, with vibration isolators, galvanized mounting frames and manufacturer clearances for airflow and maintenance. Where roof mounted, units shall be placed behind the parapet so as not to be visible on the red-brick elevations, with approved structural and waterproofing details.
- Discharge shall be arranged to avoid hot-air recirculation between units.

5. VRF Indoor Units and Fresh-Air Units

- Indoor unit types shall be selected by the Contractor to suit each space, generally ceiling-concealed ducted units for offices and meeting rooms, ceiling cassette units where suitable, and wall-mounted units for small rooms, IT / electrical rooms and similar spaces.
- Each indoor unit shall have a built-in or remote electronic expansion valve, washable filter, condensate drain pump where required, and individual wired controller.
- Fresh air shall be provided through VRF-connected heat-recovery ventilators (HRV / ERV) or DX fresh-air processing units, sized to ASHRAE 62.1 requirements.
- Indoor units shall be located for easy maintenance access, with ceiling access panels coordinated with the ceiling layout.

6. Situation Room and Conference Halls

- The Situation Room and Conference Halls shall be served by a separate VRF system (own outdoor unit(s)), independent of the general office system, as required by ER clause 5.3, so that these rooms can operate outside normal office hours.
- Indoor units and air distribution shall achieve NC-30, with low-velocity ducts, acoustically lined ducts / plenums and diffusers selected for low noise.
- Duct and pipe penetrations through the sound-insulated walls and ceilings shall be sealed and provided with acoustic attenuators / cross-talk silencers so that the sound insulation of the rooms is not reduced.
- Fresh air for these rooms shall be sized for full occupancy, with separate zone control for each room.

7. Refrigerant Piping

- All refrigerant piping shall be Type K seamless copper tube to ASTM B88, imported from Europe, USA or UK, with mill / test certificates and country-of-origin documents submitted for approval. Wall thickness shall be not less than the manufacturer’s requirement for the refrigerant design pressure.
- Pipe sizes shall be as per the manufacturer’s piping design software for the actual run lengths and level differences. Only the manufacturer’s original branch joints / headers shall be used.
- All joints shall be brazed with silver brazing alloy under continuous dry-nitrogen purge. Flare joints shall be used only at indoor-unit connections where required by the manufacturer.

- Piping shall be supported on proper hangers / clamps with insulation saddles, routed neatly and protected in cable trays / pipe trays or ducts. Outdoor piping shall be protected in covered trays.
- Piping shall be insulated with closed-cell elastomeric insulation (Armaflex / Aeroflex or equal), with liquid and gas lines insulated separately, minimum 19 mm thick for pipes up to 22 mm OD and 25 mm thick for larger pipes, or as required by the manufacturer. Outdoor insulation shall be UV-protected and clad.

8. Condensate Drainage

- Provide complete condensate drainage for all indoor and fresh-air units using uPVC pipes, minimum slope 1:100, with traps, cleanouts, supports and insulation to prevent sweating.
- Drains shall be routed to the nearest approved drainage point; condensate pumps shall be provided where gravity drainage is not possible.

9. Ductwork and Air Distribution

- Provide supply, return and fresh-air ductwork for ducted indoor units and fresh-air units in galvanized steel to SMACNA standards (minimum 24 SWG for small ducts and 22 SWG for larger ducts as per SMACNA), with joints sealed and leakage tested.
- Supply and fresh-air ducts shall be thermally insulated; flexible duct connections to diffusers shall not exceed 1.5 m.
- Provide powder-coated aluminium supply diffusers, return grilles, fresh-air louvers and volume control dampers, selected for uniform air distribution without drafts.
- Provide fire dampers where ducts cross fire-rated walls or floors, as required by the fire safety design.

10. Controls

- Provide an individual wired controller for each room / zone, with on / off, set-point, mode and fan speed control.
- Provide a central controller for the building with scheduling, on / off, set-point limits, monitoring and fault display, with BACnet / Modbus interface provision.
- Fresh-air units shall be interlocked with the fire alarm system to shut down on fire alarm signal.
- Provide all control and communication wiring (shielded twisted-pair as per manufacturer) between outdoor units, indoor units, controllers and central controller, in conduits / trunking.

11. Electrical Works for VRF System

- The VRF scope includes all electrical works from the outgoing breaker allocated for HVAC in the building MDB / SMDB, including HVAC power panels, MCCBs / MCBs, power cabling, isolators and terminations to every outdoor unit, indoor unit, fresh-air unit and controller.
- Provide a weatherproof (IP65) lockable isolator adjacent to each outdoor unit and a local isolator / fused spur for each indoor unit or group of indoor units as per manufacturer requirements.
- Power cables shall be copper conductor, sized for load, voltage drop and derating, and installed in cable trays, trunking or conduits. No open cable shall be permitted.
- Provide earthing of all HVAC equipment, panels, trays and piping supports.
- The Contractor shall submit the HVAC connected load and maximum demand for incorporation in the building electrical load schedule.

12. Testing and Commissioning

- Refrigerant piping shall be pressure tested with dry nitrogen at the manufacturer’s test pressure and held for 24 hours without pressure drop.
- Systems shall be triple evacuated to 500 microns or less with vacuum hold test, then charged with additional refrigerant as calculated for the actual pipe lengths. All results shall be recorded and witnessed.
- Commissioning shall be carried out by the manufacturer’s certified engineers, including address setting, test run and checking of all indoor units, fresh-air units and controllers.
- Carry out testing and balancing of airflows, duct leakage tests, insulation and drainage checks, and electrical tests on all power and control circuits.
- Demonstrate that the systems achieve the indoor design conditions in cooling and heating. Where ambient conditions at commissioning do not allow full-load testing, compliance shall be shown through manufacturer performance data and staged testing as directed by the Engineer-in-Charge.

13. Submittals, Documentation and Warranty

1. Room-wise heat-load (cooling and heating) and fresh-air calculations.
2. Equipment selection sheets with capacity corrections, AHRI / Eurovent certificates and efficiency data.
3. Manufacturer piping design software output, refrigerant piping schematics and layouts.
4. Ductwork, air distribution, condensate drainage and outdoor unit layout drawings.
5. Control schematic, wiring diagrams and HVAC power panel SLDs.
6. Copper pipe mill certificates and country-of-origin documents.
7. Test and commissioning reports, as-built drawings, O&M manuals and warranties.
8. Minimum 12 months Defects Liability Period on the complete installation, and manufacturer's standard warranty on equipment, with compressor warranty of not less than 3 years.
9. Training of PAA operation and maintenance staff shall be provided.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS

1. Access Switches

- Downlink Ports ≥ 48 x RJ-45 (10/100/1000) Base-T Ports with ≥ 24 x 802.3bt (POE++)
- Uplink + Stack Ports ≥ 4x10GE SFP+ or higher ports, ≥ 2 x 10G additional ports for stacking
- - Switching capacity ≥ 500 Gbit/s full duplex
- - Throughput ≥ 160 Mpps
- Supports real-time service flow detection to detect network faults in real time & industry standard ring network protocol
- Supports the Telemetry technology to collect device data in real time and send the data to the network analysis component platform for intelligent fault identification, analyze network data to accurately display the real-time network status.
- Supports ARP attack defense, DoS attack defense, ICMP attack defense, and CPU attack defense.
- Integrate able with the existing SDN and Telemetry based solution deployed at IIAP and PAA as well. The bidder shall attach an OEM-signed interoperability statement and a list of the open interfaces (REST, NETCONF/RESTCONF or equivalent) of the proposed controller.

2. Aggregation Switches

- Downlink Ports ≥ 16 x 10G (or higher) optical SFP+
- Uplink + Stack Ports ≥ 6x 25G (or higher) optical SFP28
- Switching capacity ≥ 2 Tbit/s full duplex
- Throughput ≥ 400 Mpps
- Supports real-time service flow detection to detect network faults in real time & industry standard ring network protocol
- Supports the Telemetry technology to collect device data in real time and send the data to the network analysis component platform for intelligent fault identification, analyze network data to accurately display the real-time network status.
- QOS: Shall be able to set the IEEE 802.1p priority tag based on IP address, DSCP Marking, packet filtering, queue scheduling algorithms
- Supports ARP attack defense, DoS attack defense, ICMP attack defense, and CPU attack defense.
- Integrate able with the existing SDN and Telemetry based solution deployed at IIAP and PAA as well. The bidder shall attach an OEM-signed interoperability statement and a list of the open interfaces (REST, NETCONF/RESTCONF or equivalent) of the proposed controller.

3. Wi-Fi Access Points

- Wi-Fi 7, Compatible with 802.11a/b/g/n/ac/ac wave2/ax/be.
- Triple Band/Radio (2.4 GHz + 5 GHz + 6Ghz), simultaneously available all three band.
- ≥ 2x2 for 2.4Ghz, ≥ 4x4 for 5Ghz, ≥ 2x2 for 6Ghz MIMO.
- The wireless system must work with modern Wi-Fi features (MU-MIMO, OFDMA, and BSS coloring) to keep network speeds fast and reduce interference.
- Network administrators must be able to manage the devices in three ways: through a central software controller (existing SDN based Wi-Fi control of IIAP), a local wireless controller (WAC), or as independent, standalone units.
- For data protection, the access points must include built-in security features to counter eavesdropping.
- Supports the Telemetry technology to collect device data in real time and send the data to the network analysis component platform for intelligent fault identification, analyze network data to accurately display the real-time network status.

4. Uplink/ISP Connectivity

It is recommended that uplink connectivity be provisioned through a minimum of two redundant and physically diverse paths to ensure connectivity with both Data Center 1 and Data Center 2, considering the criticality of the building i.e. IT Room adjacent to Bank Square and the second through the IT Distribution Room of Aviation Building.

PUBLIC PROCUREMENT REGULATORY AUTHORITY (PPRA) EPADS
Muhammad Suleman
Divisional Engineer Civil Landside
22November 2026 10:46:26 PM

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:	

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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): _____

Past Experience / Contracts

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

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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.