

TENDER NOTICE NO. 07 / 2025-26
FOR REPAIR & RENOVATION WORK OF OFFICE BUILDING.

Inland Revenue Service Academy, Lahore invites electronic bids in accordance with the Public Procurement Rules 2004, from experienced and reputable companies / contractors / Firms / AOP's / Individuals having valid registration with tax and other relevant authorities, for Repair & Renovation work of Inland Revenue Service Academy, Lahore (Exterior and Interior) **on least cost basis through "single stage-one envelope procedure"** under Rule 36(a) of PPRA Rules, 2004. The firms submitting their bids must be appearing on Active Taxpayers List of Income Tax & Sales Tax issued by the Federal Board of Revenue, Government of Pakistan and shall be regular Sales Tax return filer.

TERMS & CONDITIONS

1. Electronic bidding documents as per regulations, containing detailed terms and conditions, specifications and requirements etc. are available for the registered bidders on **EPADS** at www.eprocure.gov.pk as well as **FBR's Website www.fbr.gov.pk**
 2. Applications should be submitted electronically only through EPADS. Manual submission of applications is not allowed.
 3. The electronic bids must be submitted by using **EPADS on or before 28.04.2026 at 11:00 AM which will be opened on the same day at 11.30 AM in Inland Revenue Service Academy, Lahore through EPADS**. All interested bidders must register themselves at EPADS at <http://eprocure.gov.pk>
 4. Applications, which are incomplete/not signed & stamped / late or submitted by other than specified mode, will be rejected. The contract will be awarded to the most advantageous bid.
 5. All/any payment(s) will be made as per available/released budget and through AGPR, Sub Office, Lahore.
 6. The jobs/work order must be accomplished with the time line specified in the work order and in accordance with to specifications as describes in tender documents (Annex-B) and as approved by the Purchase Committee.
 7. Tender must be accompanied by a Bank Draft / Pay Order amounting to 2% of total cost of bid amount in favour of Director General Inland Revenue Service Academy, Lahore as earnest money/bid security (Refundable), otherwise Bid shall be rejected. The Bid Security (in the shape of Pay Order/ Demand Draft) must be submitted in original to the office before the bid opening.
 8. Bidders will participate in whole tender. Rate of each job (serial number-wise complete in all respect) as per description mentioned in Annex-B should be quoted separately. In complete/partial bids / offers will not be considered, in any case.
 9. Rates must be quoted inclusive of all applicable Federal/Provincial governments' duties & taxes in Pak Rupees.
 10. Rates must be quoted including all charges like material, accessories, machinery & tools used for repair & renovation work, travelling & transportation required for the work, dismantling, removing of waste material and cleaning the work site on daily basis etc.
 11. Area will be measured as per actual work done verified by the Committee. The payment will be made as per actual measurement of works done at site.
 12. The quoted rates provided by the bidder will be applicable for whole project.
 13. Additional detail regarding the tender can be obtained from the Inland Revenue Service Academy, Lahore, during the office hours.
 14. Income Tax/Withholding Tax, Sales Tax & PRA (if applicable) will be deducted in accordance with the law.
 15. The procuring agency reserves the right to accept or reject all bids/proposal in accordance with Rule 33(1) of PPRA Rules, 2004.
 16. The successful bidder upon award of contract/work order will be required to furnish 10% of the total tender value as "Performance Guarantee" in the shape of Pay Oder / Bank Guarantee of the equivalent amount.
 17. The Tender Notice and Tender Documents can also be viewed on **EPADS** at www.eprocure.gov.pk PPRA website www.ppra.org.pk and FBR website www.fbr.gov.pk
- Note: Notification of the Grievance Redressal Committee (GRC) constituted in terms of Rule-48 of PPRA Rules, 2004 is provided on EPADS at www.eprocure.gov.pk

(MUHAMMAD ASIF)
Member
Procurement Committee



TENDER DOCUMENTS

REPAIR & RENOVATION WORK OF **OFFICE BUILDING**

BID SUBMISSION DATE on or before **28.04.2026** at 11.00 am

No. Tender/IRSA/25-26

Dated:

SUBJECT: TENDER FOR REPAIR & RENOVATION WORK OF OFFICE BUILDING OF INLAND REVENUE SERVICE ACADEMY, LAHORE.

Organization Name	Inland Revenue Service Academy, Lahore.
Address	Satluj Block Allama Iqbal Town Lahore.
FBR-FTN	9011301-2
Tele No.	99260360
Fax No.	99260346
Tender document No.	07 / 2025-26

Description & Instructions:

The Director General Inland Revenue Service Academy, Lahore (hereinafter called Inland Revenue Service Academy, Lahore / Purchaser invites tenders only through EPADS for the Repair & Renovation Work of Office Building of Inland Revenue Service Academy, Lahore as per detail given in Schedule of Requirement (Annex-B): -

- 1) If you have doubt as to the meaning of any portion of the specifications or other terms and conditions you may seek clarification from Mr. Muhammad Asif, Drawing & Disbursing Officer, 042-99260360.
- 2) The Director General Inland Revenue Service Academy, Lahore reserves the right to reject all bids at any time prior to award of Contract (s) without thereby incurring any liability to the affected bidder or bidders or any obligation to inform the affected bidder or of the grounds for Director General's action.
- 3) Income / Withholding Taxes will be deducted in accordance with the law. The Sales Tax shall also be deducted in accordance with the law.

4) DELIVERY SCHEDULE:

The Repair & Renovation work of Office Building of Inland Revenue Service Academy, Lahore mentioned in Schedule of Requirement Annexure "B" is required to be completed within the stipulated time frame after award of the contract to successful bidders.

5) PENALTY:

In case of failure to comply with the completion schedule of Work Order to be issued against this tender document, penalty will be imposed on defaulting Supplier as under:

- 5.1 1% of the cost of entire work order of such work order as remains un-completed for every day up to maximum of 5% for 10 days exceeding the supply period.
 - 5.2 If the Repair & Renovation work of Office Building of Inland Revenue Service Academy, Lahore are not completed even after payment of penalty for 10 consecutive days the Director General, Inland Revenue Service Academy, Lahore reserves the right to cancel the work order and to complete required Repair & Renovation work elsewhere at the risk and cost of the defaulting bidder.
- 6) Quoted Rates must be inclusive of all applicable government duties & taxes in Pak Rupees.

- 7) Rates must be quoted including all charges like material, accessories, machinery & tools used for repair & renovation work, travelling & transportation required for the work, dismantling, removing of waste material and cleaning the work site.
- 8) Bidding Form Annexure “A” must also be duly filled in, stamped and signed by authorized representative of the bidder.
- 9) Quoted rates shall be valid for whole project from the opening date of the bid. However, any subsequent change in taxes and duties as notified by Federal Board of Revenue will be given due consideration.

10) **BID SECURITY:**

- 10.1 The Bidder shall furnish as part of his bid, a call deposit / Pay Order (Refundable bid security) as Earnest Money equal to 2% of the total value of bid.
- 10.2 The bid security is furnished for each lot in Pak Rupees in the shape of Pay Order / Demand Draft in favor of Director General Inland Revenue Service Academy, Lahore.
- 10.3 The Bid Security (in the shape of Pay Order/ Demand Draft) must be submitted in original to the office before the bid opening
- 10.4 without any right of appeal. In case of cancellation of Purchase Order as default of the Supplier the earnest money shall be forfeited in favour of Director General Inland Revenue Service Academy, Lahore.
- 10.5 Unsuccessful bidder’s Bid Security shall be returned after announcement of the successful bidders.
- 10.6 The successful bidder upon award of contract/work order will be required to furnish 10% of the total tender value as “Performance Guarantee” in the shape of Pay Order/Bank Guarantee of the equivalent amount.

11) **WARNING:**

There will be no compromise on quantity, quality, originality and required specifications / measurements. So, mention clearly brand name, quantity, quality and original specifications of the product.

12) **PAYMENT:**

100% payment of the total value of the bill / work order will be released subject to:

- 12.1 The payment will be made as per actual measurement of works done at site.
- 12.2 Payment will be made on submission of bill in accordance with the terms & conditions mentioned in this tender document.
- 12.3 The earnest money will be released to the bidder after 30 days of the successful completion of contract / work and best satisfaction by this office.

13) **DEADLINE FOR SUBMISSION OF BIDS:**

The electronic bids must be submitted by using EPADS on or before **28.04.2026 at 11:00 AM.**

14) **OPENING OF BIDS:**

- 14.1 The Purchaser will open the bids on the same day at **11:30 AM in Conference Room, Inland Revenue Service Academy, Lahore** through **EPADS** in the presence of bidder / representatives who choose to attend at the below mentioned address.
- 14.2 Address: Office of the Director General Inland Revenue Service Academy, Lahore.

15) WARRANTY

- 15.1 The Bidder/supplier shall warrant that all Repair & Renovation work of Office Building of Inland Revenue Service Academy, Lahore work done against the Work Order shall have no defect arising from design, measurement, materials or workmanship or from any act or omission of the Supplier that may develop under normal use of the supplied equipment under the conditions prevailing at final destination.
- 15.2 The bidder / supplier shall warrant/responsible that all repair & renovation work against the work order shall have original, quantity & quality wise and according to the required specification / measurements.

16) Following documents must be submitted along with the bids: -

- 16.1 Company's profile, list of clients with their telephone numbers.
- 16.2 Copies of Income Tax and Sales Tax Registration Certificates.
- 16.3 Copy of Vendor No. issued by the AGPR, Sub Office, Lahore.
- 16.4 Copy of cheque leaf showing IBAN
- 16.5 A call deposit as per S.No.10.1 as Earnest Money in favour of Director General Inland Revenue Service Academy, Lahore.
- 16.6 Brochures and other technical material of the quoted items (if any).
- 16.7 Companies / Contractors / Firms /AOP's/ Individuals will produce capability, relevant experience certificate.
- 16.8 An affidavit on stamp paper of Rs. 100/- to the effect that the supplier/company/firm has not been blacklisted by any of the Government Department nor in litigation.
- 16.9 Signature & Stamp of the Bidder on every Page of the Bid is required to be affixed.

(MUHAMMAD ASIF)
Member Procurement Committee

ANNEX-A

PARTICULARS	DESCRIPTION	ATTACHMENTS (Page Nos. or Annexure Nos.)
Name of the Firm		
Address (Telephone, Fax & E-mail)		
Year of Establishment (Attached any documentary evidence or furnish a statement on Oath)		
Whether Pay Order as Earnest Money equal to 2% of the total value of bid is enclosed in proposal)		
Bankers related to the similar assignments		
Experience related to the similar assignments		
Annual Turnover Supported by Sales or Income Tax Return		
Enlistment Certificate (Copy of Certificate enlisted with Govt. / Semi Govt. or Organization if any)		
Assignments in Hand (Current)		
Clientele attached as separate Annexure (if necessary)		
Affidavit (that the firm has not been blacklisted by private, Govt. Semi Govt./Autonomous body)		
Managerial / Technical Capability (Manpower attach if necessary)		
Name of Contact Person Telephone, Fax & Mobile No.		



GOVERNMENT OF PAKISTAN
INLAND REVENUE SERVICE
ACADEMY
LAHORE



ANNEX-B

SCHEDULE OF
REQUIREMENT & FINANCIAL
PROPOSAL
FOR REPAIR & RENOVATION
WORK OF OFFICE BUILDING.

BILL OF QUANTITY CIVIL WORKS			
MAIN SUMMARY OF COST			
	DESCRIPTION		
1	CLASS ROOM	RS	
2	DINING / KITCHEN	RS	
3	OLD HOSTELS	RS	
4	OUT SIDE MESS AREA	RS	
TOTAL AMOUNT		Rs.	

CLASS ROOM						
Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)	
	CLASS ROOM ESTIMATION					
2.1	DISMANTLING WORK					
	a dismantling of floor tiles and proper disposal of debris.	SFT	640			
	ANTITERMITE					
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	SFT	640			
4	FINISH FLOORING					
	a. Providing and fixing semi glazed tiles on floors, walls of bath rooms and Corridor complete in all respects (Purchase price Rs. 2500/ smt).	SFT	80.00			
5	PAINT AND POLISH WORK					
	a Providing and applying 3 coats of best quality plastic emulsion paint of chosen color on all internal walls and ceilings complete in all respects.	SFT	1,496.00			
	b Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	SFT	84.00			
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	SFT	640			
7	ALUMINUM WORK					
	Applying and fixing 1.2 mm aluminum windows with glass complete in all respects	SFT	80			
8	ELECTRICAL WORKS:	JOB	1			
	a Providing and laying conduiting of light points using best quality PVC pipe concealed, complete with all accessories.					
	b Supply and wiring of light/ fan points with Fast Cables or equivalent using 2 Nos. 3/ 29, 7/29/, 7/44 cables complete in all respects.					
	c Providing and laying best quality switches and plates, Chinese make complete in all respects.					
	TOOTAL					

DINING & KITCHEN

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
2.1	DISMANTLING WORK				
a	dismantling of tiles only and proper disposal of debris	SFT	1064		
	ANTITERMITE				
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	SFT	1064		
4	FINISH FLOORING				
a	Providing and fixing semi glazed tiles on floors,walls of bath rooms and kitchen complete in all respects (Purchase price Rs. 2500/ smt).	SMT	130.00		
b	Providing and fixing 3/4" thick best quality marble or granite / marble vanity tops and as per design in one piece in bath rooms, fixed on top of 2" thick RCC slab, complete in all respects (purchase price Rs. 1000/- per sft.).	SFT	250.00		
5	PAINT AND POLISH WORK				
a	Providing and applying 3 coats of best quality plastic emulsion paint of chosen color on all internal walls and ceilings complete in all respects.	SFT	2,277.00		
b	Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	SFT	150.00		
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	SFT	1064		
7	WOOD WORK				
a	Providing and fixing Engineered doors 7' high 1-1/2" thick door shutters and chokhats including main door as per design using best quality solid wood. complete in all respects.	SFT	150.00		
b	Providing, manufacturing, fixing and finishing kitchen cabinets and wardrobes as per drawings (ground and hanging) 3/4" thick best quality locally manufactured laminated board partitions and shelves	SFT	480.00		
8	ALUMINUM WORK	SFT	90.00		
	Applying and fixing 1.2 mm aluminum windows with glass complete in all respects				

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)	
9	PLUMBING AND SEWERAGE	JOB	2			
a	Providing, fixing and testing best quality uPVC pipes for drainage of water laid as per public health drawings, complete in all respects.					
b	Providing, fixing and testing best quality PPRC of make Turk plast or equivalent in bath rooms, kitchen and also open external wiring for hot and cold water lines laid as per public health drawings, properly jointed with mercury clipped on walls for external water supply system from source to overhead water tank and supply to all bath rooms and kitchen, complete in all respects.					
c	Providing, fixing, testing and commissioning best quality locally manufactured bath room fittings including bath room sets, mixtures, bib cocks, stop cocks, shower etc., complete in all respects (Upto Rs. 100,000/-) per bath.					
10	ELECTRICAL WORKS:	JOB	1			
a	Providing and laying conduiting of light points using best quality PVC pipe make Popular concealed, complete with all accessories.					
b	Supply and wiring of light/ fan points with Fast Cables or equivalent using 2 Nos. 3/ 29, 7/29/, 7/44 cables complete in all respects.					
c	Providing and laying best quality switches and plates, Chinese make complete in all respects.					
11	EXTRA WORK					
	PANNELING ON WALL (WPC Panels)	SFT	1,200.00			
	Total Cost:					

OLD HOSTEL ROOMS

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
2	DISMANTLING WORK				
a	One bed with attach bath which includes dismantling of bedroom floor , bathroom floor and wall tiles. complete in all respects	SFT	15900		
	ANTITERMITE				
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	SFT	7500		
4	FINISH FLOORING				
a	Providing and fixing semi glazed tiles on floors, walls of bath rooms and Corridor complete in all respects (Purchase price Rs. 2500/ smt).	SFT	1,650.00		
b	Providing and fixing 3/4” thick best quality marble or granite / marble vanity tops and as per design in one piece in bath rooms, fixed on top of 2” thick RCC slab, complete in all respects (purchase price Rs. 1000/- per sft.).	SFT	240.00		
5	PAINT AND POLISH WORK				
a	Providing and applying 3 coats of best quality plastic emulsion paint of chosen color on all internal walls and ceilings complete in all respects.	SFT	24,000.00		
b	Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	SFT	2,550.00		
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	SFT	7290		
7	WOOD WORK				
a	Providing and fixing Engineered doors 7’ high 1-1/2” thick door shutters and chokhats including main door as per design using best quality solid wood. complete in all respects.	SFT	1,500.00		
b	Providing, manufacturing, fixing and finishing kitchen cabinets and wardrobes as per drawings (ground and hanging) ¾” thick best quality locally manufactured laminated board partitions and shelves	SFT	2,400.00		

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)	
8	ALUMINUM WORK	SFT	630.00			
	Applying and fixing 1.2 mm aluminum windows with glass complete in all respects					
9	PLUMBING AND SEWERAGE	JOB	30			
	a Providing, fixing and testing best quality uPVC pipes for drainage of water laid as per public health drawings, complete in all respects.					
	b Providing, fixing and testing best quality PPRC of make Turk plast or equivalent in bath rooms, kitchen and also open external wiring for hot and cold water lines laid as per public health drawings, properly jointed with mercury clipped on walls for external water supply system from source to overhead water tank and supply to all bath rooms and kitchen, complete in all respects.					
	c Providing, fixing, testing and commissioning best quality locally manufactured bath room fittings including bath room sets, mixtures, bib cocks, stop cocks, shower etc., complete in all respects (Upto Rs. 100,000/-) per bath.					
10	ELECTRICAL WORKS:	JOB	30			
	a Providing and laying conduiting of light points using best quality PVC pipe concealed, complete with all accessories.					
	b Supply and wiring of light/ fan points with Fast Cables or equivalent using 2 Nos. 3/ 29, 7/29/, 7/44 cables complete in all respects.					
	c Providing and laying best quality switches and plates, Chinese make complete in all respects.					
11	EXTRA WORK					
	TILES WORK IN CORRIDOR. (Purchase Price Rs.2500/smt)	SMT	390.00			
	PAINT WORK IN CORRIDOR	SFT	4,560.00			
	ELECTRIC POINT IN CORRIDOR	Length	396.00			
	MARBLE ON STAIRS (Purchase price Rs.500/sft)	SFT	750.00			
	Total Cost:					

OUT SIDE OF MESS AREA

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
1	Monument design	JOB	1		
	Monument design as per design and specifications. complete in all respects. Vendor's Purchase Price Rs.500,000/-				
2	landscaping with pavers	SFT	1850		
3	Decorative shed	SFT	300.00		
4	ANTITERMITE				
a	Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	SFT	1850		
5	Decoratiow wall with gutka and masaic work				
a	Providing and fixing GUTKA and Mosaic work complete in all respects	SFT	650.00		
b	Providing and fixing GUTKA and complete in all respects	SFT	1,350.00		
6	PLUMBING AND SEWERAGE				
a	Providing, fixing and testing best quality Turk Plast, Popular or equivalent uPVC pipes for hot and cold water lines laid as per public health drawings, complete in all respects.	RFT	400.00		
b	Providing, fixing and testing best quality PPRC of make Turk plast or equivalent in bath rooms, kitchen and also open external wiring for hot and cold water lines laid as per public health drawings, properly jointed with mercury clipped on walls for external water supply system from source to overhead water tank and supply to all bath rooms and kitchen, complete in all respects.	RFT	400.00		
7	ELECTRICAL WORKS:	JOB	1		
	Providing and laying conduiting of light points using best quality PVC pipe make Popular concealed, complete with all accessories.				
Total Cost:					