GOVERNMENT OF PAKISTAN
FEDERAL BOARD OF REVENUE
REGIONAL TAX OFFICE, SIALKOT

No._____ Dated: ____/____/2026

TENDER NOTICE NO.02/2026-27
FOR REPAIR & RENOVATION WORK OF OFFICE BUILDING AND RESIDENTIAL BUILDINGS (IRS OFFICERS COLONY) AT SABAR KAMAL SHAHEED ROAD, SIALKOT CANTT

The Regional Tax Office, Sialkot, Federal Board of Revenue (the "Procuring Agency"), invites electronic bids through the E-Pak Acquisition and Disposal System (EPADS), in accordance with the Public Procurement Rules, 2026 notified vide SRO.1658(I)/2026 dated 28 September 2026 (the "Rules"), from eligible, experienced and reputable contractors / firms / AOPs / companies / individuals for the **Repair & Renovation Work of the Office Building and the Residential Buildings (IRS Officers Colony) of the Regional Tax Office, Sialkot**, on a lot-wise basis as per the scope below. The contract for each Lot shall be awarded to the lowest evaluated responsive bidder meeting the eligibility and qualification criteria.

SCOPE OF PROCUREMENT

Lot	Description of Work	Budget Code	Estimated Cost (Rs.)	Bid Security @ 3% (Rs.)	Completion Period
Lot-1	Repair & renovation of Office Building (BOQ: Annex-B, Part B-1)	A13301	15,000,000	450,000	90 days
Lot-2	Repair & renovation of Residential Buildings, IRS Officers Colony – Transit Accommodation and Category-I, II and III Houses (BOQ: Annex-B, Part B-2)	A13302	10,000,000	300,000	90 days
	Total (both Lots)		**25,000,000**	**750,000**	

Bidders may bid for Lot-1, Lot-2 or both Lots. Bid security is required separately for each Lot bid for.

KEY DATES

Event	Date / Time
Publication Date	20/11/2026
Receiving / Closing date and time	30/11/2026 (11:00 AM)
Tender Opening date and time	30/11/2026 (11:30 AM)
Expected Commencement date	21/12/2026
Pre-bid Meeting date	27/11/2026 (11:00 AM)

TERMS AND CONDITIONS

1. **Procurement method and bidding documents.** Open competitive bidding (national) under the single stage – one envelope procedure, as provided in Rules 26, 27(a) and 28(a) of the Rules. All bids shall be received, opened and evaluated through EPADS. The bidding documents (this notice, evaluation and qualification criteria, form of bid, bill of quantities and specifications, affidavit, integrity pact, key contract conditions and form of performance guarantee – Annexures A to H) are available on EPADS at **www.eprocure.gov.pk** and can also be viewed on the PPRA website **www.ppra.gov.pk** and the FBR website **www.fbr.gov.pk**.

2. **Eligibility.** A bidder shall:

   (a) be registered on EPADS at https://eprocure.gov.pk and use its EPADS account for all communication regarding this procurement;

   (b) satisfy the eligibility requirements of Rule 21 of the Rules, including that it is not blacklisted by this Procuring Agency, not cross-debarred by PPRA and not blacklisted or debarred by an international financial institution, as declared in the Affidavit at Annex-E. Joint ventures / consortia are not permitted for this procurement;

(c) appear on the Active Taxpayers List of the Federal Board of Revenue for Income Tax and Sales Tax (as applicable), be registered for sales tax with FBR or the Punjab Revenue Authority, as applicable to the nature of its services, and be a regular sales tax return filer;

(d) hold a valid Pakistan Engineering Council (PEC) registration in the civil / building works category appropriate to the value of the Lot(s) bid for; and

(e) meet the qualification criteria at Annex-C.

3. Submission of bids. Bids shall be submitted electronically through EPADS only, on or before the closing date and time. Bids submitted manually, by e-mail, fax or courier (other than the original bid security under clause 6) shall not be considered. All forms and documents shall be duly signed and stamped by the authorised person of the bidder and uploaded in the format specified on EPADS. Late, incomplete, unsigned or unstamped bids shall be rejected.

4. Lots and completeness of bid. For each Lot bid for, the bidder shall quote a rate for every item of the Bill of Quantities (Annex-B) for that Lot. Incomplete, partial or conditional bids for a Lot shall be treated as non-responsive for that Lot. Each Lot shall be evaluated and awarded separately.

5. Prices. Rates shall be quoted in Pak Rupees, inclusive of all applicable duties, taxes and levies (including income tax and sales tax / provincial sales tax on services, as applicable) and of all charges for materials, labour, accessories, machinery, tools and plant, travelling and transportation, dismantling, removal and disposal of waste material, cleaning of the work site and all other costs required for complete execution of the work. Quoted rates shall remain firm and fixed until completion of the contract; no price adjustment shall be admissible. Payment shall be made at the accepted rates on the basis of actual measurement of work done, verified by the Engineer-in-Charge / Contract Manager.

6. Bid security.

(a) Each bid shall be accompanied by bid security equal to three percent (3%) of the estimated cost of the Lot bid for (Rs 450,000 for Lot-1 and Rs.300,000 for Lot-2), within the ceiling of Rule 36, in the form of a Pay Order or Demand Draft of a scheduled bank in favour of "DDO, Regional Tax Office, Sialkot". A separate instrument shall be furnished for each Lot.

(b) A scanned copy of the instrument shall be uploaded on EPADS with the bid, and the original shall be delivered in a sealed envelope, marked with the tender number and Lot, to the Procurement Cell, Regional Tax Office, Sialkot before the bid closing time. A bid without the required bid security shall be rejected.

(c) Bid security of unsuccessful bidders shall be returned after the award of contract or expiry of bid validity, whichever is earlier; that of the successful bidder shall be returned on furnishing the performance guarantee. Bid security shall be forfeited if the bidder withdraws its bid during the bid validity period, fails to sign the contract or furnish the performance guarantee after award, or is found to have submitted false or misleading information.

7. Bid validity. Bids shall remain valid for ninety (90) days from the bid closing date. Extension of bid validity, if required, shall be sought through EPADS in accordance with Rule 37 of the Rules.

8. Performance guarantee. The successful bidder shall furnish a performance guarantee equal to five percent (5%) of the contract amount (within the ten percent ceiling of Rule 51) within fourteen (14) days of the letter of award, in the form of a Pay Order, Demand Draft or bank guarantee of a scheduled bank (format at Annex-H), valid until issuance of the defect liability certificate.

9. Clarifications and amendments. Requests for clarification of the bidding documents may be made through EPADS up to three days prior to the bid closing date; the Procuring Agency shall respond to all bidders through EPADS within two days (Rule 38). Any amendment to the bidding documents or extension of the closing time shall be published on EPADS in the same manner as the original notice (Rules 34(7) and 39).

10. Opening of bids. Bids shall be opened through EPADS on the closing date, not less than thirty minutes after the closing time (Rule 40). Authorised representatives of bidders may attend the opening at the Conference Hall, Regional Tax Office, Sialkot. If the closing date is declared a public holiday, or opening cannot take place due to an EPADS-related issue, submission and opening shall shift to the next working day at the same time.

11. Evaluation and award. Bids shall be evaluated by the Bid Evaluation Committee constituted under Rule 11, strictly in accordance with the criteria at Annex-C, and no criterion not stated in the bidding documents shall be applied (Rules 41 and 42). The evaluation report shall be published on EPADS, the PPRA website and the FBR website before award (Rule 48). The contract for each Lot shall be awarded to the lowest evaluated responsive bidder after expiry of the grievance period (Rule 49) and approval of the competent authority.

12. **Rejection of bids and cancellation.** The Procuring Agency may reject all bids before issuance of the letter of award on the grounds stated in Rule 45(1), or cancel the procurement on the grounds stated in Rule 46, and shall incur no liability towards bidders solely by reason thereof.

13. **Grievance redressal.** A Grievance Redressal Committee (GRC) has been constituted under Rule 65 of the Rules and is notified on EPADS. A complaint against the eligibility criteria, evaluation criteria or other terms of the bidding documents may be filed through EPADS at least two days before the bid submission deadline; a complaint against the final evaluation report may be filed within five days of its issuance. The GRC shall decide within ten days of receipt of the complaint. An aggrieved party may appeal to the Appellate Committee of PPRA within ten days of the GRC decision, subject to the prescribed fee and procedure.

14. **Integrity and ethics.** The bidder shall sign the Integrity Pact at Annex-F (Rule 7). Corrupt, fraudulent, collusive, coercive or obstructive practices shall result in rejection of the bid and may lead to blacklisting and cross-debarment under Rule 25 of the Rules and the Mechanism for Blacklisting Regulations, 2024, and to action under applicable laws. Information found to be false or materially inaccurate shall result in disqualification under Rule 24.

15. **Execution of work.** The successful bidder shall execute the contract on the terms at Annex-G and the specifications in Annex-B, complete the work within ninety (90) calendar days of the work order / notice to commence, and remain liable for defects for twelve (12) months after taking over. Work in occupied premises shall be carried out in phases coordinated with the Procuring Agency. Additions, alterations and variations shall be made only on the written order of the Engineer-in-Charge with approval of the competent authority and shall be valued as provided in Annex-G.

16. **Payments and taxes.** Running and final bills shall be paid through the District Accounts Office, Sialkot, within thirty days of receipt of the verified bill (Rule 54), subject to release of the budget. Income tax / withholding tax and sales tax / provincial sales tax on services, as applicable, shall be deducted at source in accordance with law.

17. **Dispute resolution.** Disputes arising after the contract comes into force shall be settled in accordance with Rule 66 of the Rules and the dispute resolution clause at Annex-G.

18. **Language.** All communications and documents relating to this procurement shall be in English (Rule 6).

19. **Publication.** This notice is published on EPADS, the PPRA website and the FBR website, and in two national daily newspapers, one in English and one in Urdu (Rules 18(1) and 18(2)).

20. **Further information.** Additional details may be obtained from the Procurement Cell, Regional Tax Office, Sialkot, during office hours. Telephone: 052-9250405; E-mail: haroon.islam@fbr.gov.pk. Bidders may inspect the work sites during office hours on working days before the closing date, on prior intimation to the Procurement Cell.

Note: The notification of the Grievance Redressal Committee (GRC) constituted under Rule 65 of the Public Procurement Rules, 2026 is available on EPADS at www.eprocure.gov.pk.

(KASHIF AZHAR)
Commissioner IR (WHT Zone)
Head of Procurement Cell
Regional Tax Office, Sialkot

Copy to:

1. Chief Commissioner Inland Revenue, Regional Tax Office, Sialkot – for information.
2. Public Procurement Regulatory Authority, Islamabad – through EPADS, for hosting on its website.
3. Incharge IT / Website, Regional Tax Office, Sialkot – for uploading on the office website.
4. Notice board, Regional Tax Office, Sialkot.

ANNEXURE-A

BIDDER'S INFORMATION AND DOCUMENT CHECKLIST

(To be completed by the bidder, signed and stamped, and uploaded on EPADS with the bid)

S.No.	Particulars	Bidder's Response	Evidence to be attached (page / Annex No.)
1	Name of bidder / firm and legal status (sole proprietor / firm / AOP / company)		Registration / incorporation certificate
2	National Tax Number (NTN); Active Taxpayers List status; Sales Tax registration number (STRN / PRA) and filer status		NTN / registration certificates; ATL print-out
3	Registered address, telephone, mobile and e-mail		—
4	Year of establishment		Registration certificate or affidavit
5	PEC registration number, category and validity		Valid PEC certificate
6	Bid security: instrument (Pay Order / Demand Draft) number, date, bank and amount, separately for each Lot bid for (3% of estimated cost: Lot-1 Rs. 450,000; Lot-2 Rs. 300,000)		Scanned copy of instrument
7	Name and address of bankers		Bank certificate / statement (optional)
8	Experience in similar works completed in the last five years (Table A-1)		Work orders and completion / performance certificates
9	Annual turnover of the last three financial years (Table A-2)		Income tax returns / audited accounts
10	Enlistment / registration with Government, semi-Government or autonomous organisations (if any)		Copy of certificate(s)
11	Current assignments / works in hand (Table A-3) – for information		—
12	Key personnel proposed for the work (Table A-4)		CVs and undertaking
13	Affidavit regarding eligibility (Annex-E), on stamp paper and duly attested		Original affidavit (scanned)
14	Integrity Pact (Annex-F), signed		Signed Integrity Pact
15	Form of Bid (Annex-D), signed by the authorised person		Signed Form of Bid
16	Priced Bill of Quantities (Annex-B) for each Lot bid for		Priced BOQ
17	Authorised signatory: name, designation, CNIC; contact person with telephone and mobile number		Power of attorney / board resolution (if applicable)

Table A-1: Experience in similar works (last five years)

#	Name and location of work	Client	Contract value (Rs.)	Date of award / completion	Certificate attached (Y/N)

Table A-2: Annual turnover

Financial year	Turnover (Rs.)	Supporting document
2023-24		
2024-25		
2025-26		

Table A-3: Current assignments (works in hand)

#	Name of work / client	Contract value (Rs.)	Date of award	Expected completion

Table A-4: Key personnel

#	Name	Position	Qualification	Years of experience

Signature: _____ Name: _____ Designation: _____

CNIC No.: _____ Date: _____ Stamp of the bidder:

ANNEXURE-B

BILL OF QUANTITIES AND SPECIFICATIONS

Repair & Renovation Work of Office Building and Residential Buildings (IRS Officers Colony), Sabar Kamal Shaheed Road, Sialkot Cantt

General notes to the Bill of Quantities

1. The quantities are estimated for the purpose of bidding. Payment shall be made on the basis of actual quantities of work done, as measured and verified by the Engineer-in-Charge, at the accepted rates.

2. Rates shall be quoted in Pak Rupees for every item, inclusive of all duties, taxes and levies and of all material, labour, accessories, machinery, tools, transportation, dismantling, removal of waste material and cleaning of the site (clause 5 of the Tender Notice). No item shall be left blank or quoted as "nil"; a Lot with any unpriced item shall be treated as non-responsive.

3. The "Per" column states the unit for which the rate is quoted. **Amount (Rs.) = Quantity × Rate ÷ 100 where the rate is "Per 100" units; otherwise Amount (Rs.) = Quantity × Rate.**

4. Specifications are generic. "Approved make / quality" means a product of a reputable manufacturer that conforms to the relevant Pakistan Standards (PS / PSQCA) or equivalent international standards and meets the description of the item, accepted by the Engineer-in-Charge on submission of samples and technical data before use. Equivalent products shall not be rejected on grounds of brand. All materials shall be new and of first-grade quality, and paints shall be supplied in sealed original containers.

5. Work shall be measured and executed in accordance with the applicable standard specifications and methods of measurement, and as directed by the Engineer-in-Charge. Where an item refers to a drawing or sketch, it is provided with the bidding documents on EPADS.

6. Debris and waste material shall be removed and disposed of at an approved dumping site, and the work site cleaned on completion of each area. Existing fittings, furniture and finishes shall be protected, and any damage made good at the contractor's cost.

LOT-1: OFFICE BUILDING (Budget Code A13301) – Part B-1

S#	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
1	Plastering 1/2" (13mm) thick in patches in cement and sand mortar 1.4 including curing and scraping old damaged portion in regular shape and removal of rubbish from the site etc. complete as per direction of Engineer-in-Charge in ground floor.	650	Sft		%Sft	
2	Repainting two coats with weather shield paint of (ICI) Dulux make and shade on plastered surface etc., including sand papering the surface as directed by the Engineer-in-Charge in any floor.	9612	sft		%sft	
3	Distempering two renewal coats with Vinyle distemper (Paintex ICI Dulux) of approved make and shade to walls and ceiling etc., including scraping cleaning the old surface in any floor.	13152	sft		%sft	
4	Repainting two coats with plastic emulsion paint of (ICI) Dulux make and shade to walls and ceiling including cleaning and sand papering the surface as directed by the Engineer-in-Charge in any floor.	19728	sft		%sft	
5	Repainting two coats with enamal paint of approved make and shade to plastered suface etc, including sand papering the surface as directed by the Engineer-in-Charge in any floor.	3420	sft		%sft	
6	Repainting two coats with enamal paint of approved make and shade to wood work including sand papering the surface as directed by the Engineer-in-Charge in any floor.	2646	sft		%sft	
7	Repainting two coats with enamal paint of approved make and shade to iron work including sand papering the surface as directed by the Engineer-in-Charge in any floor.	4194	sft		%sft	
8	French polishing two renewal coats of approved make to wood work including cleaning the old surface as directed by the Engineer-in-charge in any floor.	550	sft		%sft	
9	Providing and laying on roof blanco roofing felt-2 ply over a tack coat of bitumen at 30 lbs per hundred square feet (14.53 Kg per s.m) and sealed with bitumen compound at the rate of 30 lbs per hundred square feet (1.45 Kg per s.m) and blinded with washed gravel 3/8 inches (9.5 mm) down gauge at the rate of 3 cubic feet per hundred square feet (0.086 Kg per s.m) including ramming with thappies etc. complete as per specification.	7975	sft		%sft	
10	Providing and fixing with brass screws door lock handle type of approved design (Hungry make), cutting wood etc., to required shape	8	NOS		each	

	and size with two operating keys as per direction of the Engineer-in-Charge.					
11	Providing and fixing 16 SWG galvanized iron sheet covering of 100 approved shape and design to expansion joints of roof slab with wooden gutlies and screws etc. complete.	100	sft		psft	
12	Providing and fixing PVC board 2' x 2' tiles printed ceiling including 191 Aluminum T & L angle 1" x 1" i.c hanger clips jointing clips and G.I Wire etc complete as required in any floor.	1200	sft		psft	
13	Providing and laying light colour, glazed/non skid vitrified Porcelain tiles (Polished) 1600-3600 Sqcm each, (Pak made) on walls and floors, in any floor, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge.	3600	sft		%Sft	
14	Exceeding 3600 Sqcm	2054	sft		%Sft	
15	Repairs to cracks by filling bitumen mixed with cement and sand 0.2 Ibs. cement, 0.8 Cft. sand and 90 Lbs. bitumen (0.1 Kg. cement, 0-02 cu.m. sand, 41 Kg. bitumen) including cutting the chase of required size, and finishing top etc. complete as directed by the Engineer-in-Charge, in ground floor.	520	Rft		%rft	
16	Providing and fixing squatting type W.C.Pan in white vitreous china with integral treads orissa pattern and C.I. trap 100mm dia. Complete with and including the best quality low level plastic flushing cistern of standard size with internal fittings complete, P.V.C. flushing pipe suitable for this type with fittings and making requisite number of holes in walls, plinth & floor for pipe connections and making good in cement concrete 1:2:4..	12	NOS		each	
17	Providing and fixing best quality white glazed earthenware One piece toilet (commode) coupled with flush tank (Porta or Equivalent) complete with and including cost of plastic seat with Buffers, with internal fittings complete.	12	Nos		each	
18	Providing and fixing approved quality earthen ware glazed van (Porta or equivalent) standard size (White/light colour) and inclu cost of 1-1/4" dia brass waste 1-1/4" rubber plug and chrome plat chain PVC waste pipe 1-1/4" dia of approved pattern etc. complete.	24	Nos		each	
19	Providing and laying floor of 1 inch thick Granite tiles Pakistani origin more than 3 Sq.ft. upto 5 Sq.ft- (more than 0.28 Sq.m upto 0.46 Sq.m) size fine dressed on the surface, without winding in 46 ground floor over 1 inch (25 mm) lime mortar 1:2 (one lime, two sand) setting the marble tiles with grey cement slurry over lime mortar, jointing and washing the tiles with white cement slurry including curing, rubbing and polishing etc. complete including the cost of mortar.	120	sft		%Sft	
20	Providing and fixing approved quality stainless steel sink 33" x 18" Pak made (Atlas) or equivalent complete with brass oxidized bolt kit/angle iron brackets built into walls 1½" dia CP sink mixer 1-1/4" rubber plug and CP press chain 1-1/4" CP brass waste 1-1/4" dia malleable iron or CP brass bottle trap with malleable iron or brass unions and making requisite number of holes in walls, plinth and floor for pipe connections and making good in cement concrete 1:2:4	4	Nos		each	
21	Providing and fixing 24 inches x 18 inches (610 mm x 457 mm) looking mirror of Imported glass 5 mm thick fixing with CP clamps and screws	24	Nos		each	
22	Providing and fixing CP Mixer 1/2 inch dia (15mm) (Fais equivelent) lever type Pakistani complete in all respect.	24	Nos		each	
23	Providing & fixing chromium plated Muslim bib-cock with Muslim Shower of approved quality.	24	Nos		each	
24	Providing and fixing Royal bath room accessories of set of 7 pieces consist of one cosmetic shelf, one towel rod with bracket, one soap dish, one tooth brush holder with glass and cover, one tissue paper holder one double hook one towel ring etc complete of approved quality as per direction of Engineer in-charge.	8	Nos		each	
25	Providing and fixing 6 inches x 2 inches or 6 inches x 3 inches (150 mm x 50 mm or 150 mm x 80 mm) C.l. floor trap of approved self cleansing design with C.I. screwed down grating with or without a vent arm complete with and including making requisite number of holes in walls, plinth and floor for pipe connection and making good in cement concrete 1:2:4.	40	Nos		each	
26	Providing and fixing 4 inches (100 mm) dia C.I. soil and vent pipes spun Including cutting and fitting and extra painting to match the colour of the building and cartage within 10 miles (16,09 km.).	330	rft		prft	
27	Providing and fixing 3 inches (80mm) dia C.I. waste and vent pipe including cutting fitting and extra painting to match the colour of the building and cartage within 10 miles (16.09 Km) (for Spun pipe)..	225	rft		prft	

28	Providing and fixing M.S. clamps of the approved design to 4 inches (100 mm) dia C.I. pipe spun sockets including the cost of cutting and making good to wall or M.S. bolts and nuts built. 4 inches (100 mm) in to wall including pipe distance pieces, extra painting to match the colour of the building and cartage within 10 miles. (16.09 km.)..	78	NOS		each	
29	Providing and fixing 4 inches x 4 inches (100 mm x 100 mm) dia C.I. branch of the required degree with access doors rubber washer 1/8 inch (3.2 mm) thick and bolts and nuts and extra painting to match the colour of the building and cartage within 10 miles (16.09km.) (for Spun pipe).	20	NOS		each	
30	Providing and fixing 4 inches x 3 inches (100mm x 80mm) dia C.I. branch of the required degree with access door rubber washer 1/8 inch (3.2 mm) thick and bolts and nuts and extra painting to match the colour of the building and cartage's within 10 miles (16.09 Km). (for Spun pipe).	20	NOS		each	
31	Providing and fixing 4 inches (100mm) dia C.I. plain bend of t degree including to match the colour of the building and cartag miles (16.09 Km). (for Spun pipe).	20	NOS		each	
32	Providing and fixing 3 inches (80 mm) dia C.I. plain bend of th degree including extra painting to match the colour of the bu cartage within 10 miles. (16.09Km) (for Spun pipe).	16	NOS		each	
33	Providing and fixing 3 inches x 3 inches (80mm x 80mm) dia C.I. plain branch of the required degree including extra painting to match the colour of the building and cartage within 10 (16.09 Km) (for Spun pipe).	32	NOS		each	
34	Providing and fixing lead caucked joints to 4 inches (100mm) and fitting (for Spun pipe).	120	NOS		each	
35	Providing and fixing lead caulked joints to 3 inches (80mm) dia C.I. pipe and fittings (for Spun pipe).	100	NOS		each	
36	Providing and fixing 4 inches (100mm) dia C.I. terminal guard including extra painting to match the colour of the building and cartage within 10 miles (16.09 Km). (for Spun pipe).	15	NOS		each	
37	Providing G.I. pipes, specials and clamps etc., including fixing cutting and fitting complete with and including the cost of breaking through walls and roof, making good etc., painting 2 coats after cleaning the pipe etc.; with white zinc paint with pigment to match the colour of the building and testing with water to a pressure head of 200 feet (61 M) and cartages within 10 miles (16.09 km.) (ILLM). **1/2 inch** dia pipe.	60	rft		prft	
38	**b)** 3/4 inch dia pipe.	200	rft		prft	
39	**c)** 1 inch dia pipe.	200	rft		prft	
40	Providing and fixing 1/2 inches dia. CP brass bib cocks.	16	NOS		prft	
41	Providing and fixing 1/2 inches dia CP stop cocks / Tee Stop Cock	48	NOS		each	
42	Providing and fixing 1 inches dia full way gun metal valves with wheels threaded or flanged ends with rubber washers, Standard pattern).	15	NOS		each	
43	Making connection the existing G.I. pipe upto 2 inches dia including cutting the pipe and providing and fixing necessary fittings.	15	NOS		each	
Total of Part B-1 (Lot-1) (Rs.)						

LOT-2: RESIDENTIAL BUILDINGS, IRS OFFICERS COLONY (Budget Code A13302) – Part B-2

B-2.1 Transit Accommodation

S.No.	Description of Work	Quantity	Unit	Rate (Rs.)	Per	Amount (Rs.)
1	Dismantling cement tiled floor, dado or skirting in basement, plinth and ground floor, including base mortar, stacking salvaged serviceable material and disposing of surplus stuff as directed within three chains (91.5 m).	1,060	sft		Per 100 sft	
2	Providing and laying light-colour, glazed / non-skid vitrified porcelain tiles (polished), 1600 to 3600 sq cm each, Pakistani-made, on walls and floors in any floor, laid with dry bond over a base of 1 inch thick cement mortar (1:3), including jointing of tiles with joint filler of approved quality, as directed by the Engineer-in-Charge.	120	sft		Per 100 sft	
3	Providing and laying light-colour, glazed / non-skid vitrified porcelain tiles (polished), exceeding 3600 sq cm each, Pakistani-made, on walls and floors in any floor, laid with dry bond over a base of 1 inch thick cement mortar (1:3), including jointing of tiles with joint filler of approved quality, as directed by the Engineer-in-Charge.	500	sft		Per 100 sft	
4	Providing and laying in-situ cement concrete 1:2:4 (1 cement : 2 sand : 4 coarse aggregate) using crushed graded boulders ¾ inch (19 mm) and down gauge in foundation, basement and plinth, including formwork, compacting, curing and removal of formwork, etc., complete; foundation and basement up to 5 ft (1.52 m) depth and plinth up to 4 ft (1.2 m) height from ground level.	84	cft		Per 100 cft	
5	Providing and fixing PVC board false ceiling of 2 ft × 2 ft printed tiles, including 1 inch × 1 inch aluminium T and L angles, hanger clips, jointing clips and G.I. wire, etc., complete, as required, in any floor.	1,269	sft		Per sft	
6	Providing and fixing wall-mounted kitchen cabinet of ¾ inch thick laminated board with best quality deodar wood frame and beading and 1/8 inch thick hard-board backing, of required section in approved pattern, fixed on wall with rawl plugs and screws, including cost of glue, nails, piano hinges, handles and painting or polishing, etc., as per drawing / sketch provided with the bidding documents, complete in all respects.	26	sft		Per sft	
7	Providing and fixing kitchen wall cabinet comprising shutter-board box and ¾ inch thick high-gloss laminated board shutters, with PVC beading, including cost of glue, nails, hinges, handles, etc., as per drawing / sketch provided with the bidding documents, complete in all respects.	40	sft		Per sft	
8	Providing and fixing wardrobe 24 inch deep, consisting of 19 mm thick laminated sheet on bottom, top, sides, partitions, shelves and shutters, etc., and 4 mm thick pressed board on back side, 2½ inch × 1¼ inch best quality deodar wood frame, and all open edges filled with ¾ inch moulded PVC gola, complete, including cost of glue, iron nails, screws, heavy-type piano hinges, ½ inch handles, catchers, locks, etc., as directed by the Engineer-in-Charge.	30	sft		Per sft	
9	Providing and fixing single-leaf steel doors made to Crittall-type (or equivalent) standard and of approved sections, fully panelled with 16 gauge M.S. sheet, painted with two coats of red oxide paint, including approved brass section oxidized fittings, iron lugs, cutting holes and making good damages to walls, etc., complete, as required, in any floor.	25	sft		Per sft	
10	Providing and laying floor of 1 inch (25 mm) thick granite tiles, Pakistani origin, of size more than 3 sq ft up to 5 sq ft (more than 0.28 sq m up to 0.46 sq m), fine-dressed on the surface, without winding, in ground floor, over 1 inch (25 mm) lime mortar 1:2 (one lime, two sand), setting the tiles with grey cement slurry over the lime mortar, jointing and washing the tiles with white cement slurry, including curing, rubbing and polishing, etc., complete, including the cost of mortar.	136	sft		Per 100 sft	

S.No.	Description of Work	Quantity	Unit	Rate (Rs.)	Per	Amount (Rs.)
11	Providing and fixing best quality deodar wood built-in frame with ½ inch (13 mm) thick deodar wood beading as stopper for doors, windows, ventilators, clerestory windows, shelves, partitions, trellis work, etc., as required.	2	cft		Per cft	
12	Providing and fixing 1½ inch thick pressed veneered door shutters, fully flushed with commercial plywood veneering on all faces and sides, fixed over deodar wood cavitied core and frame work of not less than 4 inch wide strip all round, with approved brass hinges and tower bolts, etc., as required.	32	sft		Per sft	
13	Providing and fixing on frames, etc., with sunken iron screws, best quality deodar wood moulding, beading, architrave, etc., of approved design up to one square inch in cross-section, as required.	120	rft		Per rft	
14	Providing and fixing ½ inch thick particle / MDF board partition of approved pattern, with beading for joints, on the existing frame work, as directed by the Engineer-in-Charge.	42	sft		Per sft	
15	Repairs to cracks in cement mortar 1:4, including cutting the chase above ¾ inch up to 1½ inch in depth, finishing, curing and removal of rubbish from site, etc., complete, in ground floor.	126	rft		Per rft	
16	French polishing two renewal coats of approved make to wood work, including cleaning of the old surface, as directed by the Engineer-in-Charge, in any floor.	497	sft		Per 100 sft	
17	Distempering two renewal coats with vinyl distemper of approved make and shade to walls and ceilings, etc., including scraping and cleaning of the old surface, in any floor.	4,200	sft		Per 100 sft	
18	Repainting two coats of weather-shield (exterior acrylic emulsion) paint of approved make and shade on plastered surface, including sand-papering of the surface, as directed by the Engineer-in-Charge, in any floor.	2,926	sft		Per 100 sft	
19	Providing and laying light-colour, glazed / non-skid vitrified porcelain tiles (polished), exceeding 3600 sq cm each, Pakistani-made, on walls and floors in any floor, laid with dry bond over a base of 1 inch thick cement mortar (1:3), including jointing of tiles with joint filler of approved quality, as directed by the Engineer-in-Charge.	278	sft		Per 100 sft	
20	Providing and fixing Pakistani-made, best available quality European-style white glazed earthenware wash-down W.C. pan, complete with and including cost of plastic seat, 3-gallon white glazed earthenware low-level flushing cistern of standard size with siphon fittings, 1½ inch dia white porcelain-enamelled flush bend, ¾ inch dia G.I. warning pipe carried outside and bent vertically downwards, and making requisite number of holes in walls, plinth and floor for pipe connections and making good in cement concrete 1:2:4.	1	Nos		Each	
21	Providing and fixing approved quality glazed earthenware vanity basin of standard size (white / light colour), including cost of 1¼ inch brass waste, 1¼ inch rubber plug and chrome-plated chain, and 1¼ inch dia PVC waste pipe of approved pattern, etc., complete.	1	Nos		Each	
22	Providing and fixing chromium-plated bib-cock with Muslim shower (hand-held bidet spray) of approved quality.	1	Nos		Each	
23	Providing and fixing bathroom accessories set of 6 pieces, consisting of one towel rod with bracket, one tooth-brush holder with glass and cover, one double hook, one towel ring, etc., complete, of approved quality, as directed by the Engineer-in-Charge.	1	Nos		Each	
24	Providing and fixing 24 inch × 18 inch (610 mm × 457 mm) looking mirror of imported glass, 5 mm thick, fixed with C.P. clamps and screws.	1	Nos		Each	
25	Providing and fixing approved quality Pakistani-made stainless steel sink 33 inch × 18 inch.	1	Nos		Each	
26	Providing and fixing floor waste 6 inch × 6 inch with stainless steel grating (jali), etc., complete.	1	Nos		Each	
27	Providing and fixing ½ inch (15 mm) dia C.P. brass stop cocks / tee stop cocks.	4	Nos		Each	

S.No.	Description of Work	Quantity	Unit	Rate (Rs.)	Per	Amount (Rs.)
28	Providing and fixing C.P. mixer ½ inch (15 mm) dia, lever type, Pakistani-made, of approved quality, complete in all respects.	2	Nos		Each	
29	Providing and laying on roof 2-ply bituminous roofing felt over a tack coat of bitumen at 30 lbs per 100 sft, sealed with bitumen compound at 30 lbs per 100 sft and blinded with washed gravel 3/8 inch (9.5 mm) down gauge at 3 cft per 100 sft, including ramming with thappies, etc., complete, as per specification.	1,450	sft		Per 100 sft	
	Total of Schedule B-2.1 (Rs.)					

B-2.2 Category-I Houses

S#	Description	Quantity	Sft / cft / rft	Rate	Unit	Amount
1	Removing cement or lime plaster of any thickness from disposing of the rubbish etc. from site as directed	414	Sft		%Sft	
2	Applying Neroo at any height in any floor.	414	Sft		%Sft	
3	Providing damp proof course on vertical surface with 3/4 inch (19 mm) thi cement plaster 1:4 mixed with any approved water proofing agent includi curing etc. complete, but excluding the cost of water proofing agent.	414	Sft		%Sft	
4	Repainting two coats with weather shield paint of (ICI) Dulux make and shade on plastered surface etc., including sand papering the surface as directed by the Engineer-in-Charge in any floor.	862	sft		%sft	
5	Providing and laying light colour, glazed/non skid vitrified Porcelain tiles (Polished) exceeding 3600 Sqcm each, (Pak made) on walls and floors, in any floor, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge.	251	sft		%Sft	
6	Providing and laying floor of 1 inch (19 mm) thick Granite tiles Pakistani origin more than 3 Sq.ft. upto 5 Sq.ft- (more than 0.28 Sq.m upto 0.46 Sq.m) size fine dressed on the surface, without winding in 46 ground floor over 1 inch (25 mm) lime mortar 1:2 (one lime, two sand) setting the marble tiles with grey cement slurry over lime mortar, jointing and washing the tiles with white cement slurry including curing, rubbing and polishing etc. complete including the cost of mortar. (In stair / steps)	250	sft		%Sft	
7	Dismantling cement tiled floor, dado or skirting in basement, plinth and ground floor including base mortar and stacking salvaged material serviceable) and disposing of surplus stuff as directed within three chains (91.5 m)....	501	sft		%Sft	
8	Providing and laying in situ 1:2:4 (1 cement 2 sand and 4 coarse aggregate) cement concrete using crushed graded boulders 3/4 inch (19 mm) and down gauge in foundation, basement and plinth including form work, compacting, curing and removal of form work etc. complete, foundation and basement up to 5 feet (1.52 m) depth and plinth up to 4 feet (1.2m) height from ground level	20	cft		%cft	
9	Repainting two coats with enamal paint of approved make and shade to wood work including sand papering the surface as directed by the Engineer-in-Charge in any floor. a) On wood work	1101	sft		%sft	
10	b) On Iron work	558	sft		%sft	
11	French polishing two renewal coats of approved make to wood work including cleaning the old surface as directed by the Engineer-in-charge in any floor.	290	sft		%sft	
12	Providing and fixing 2" dia stainless steel pipe (18 gauge) railing alongwith 4 Nos 3/4" dia parallel pipe having S/S pipe vertical post 2" dia at 3 ft C/C average spacing and 4" dia vertical post at start turning and end point including cost of labour, welding charges fitting & fixing in marble floor and wall etc complete as per direction of the Engineer incharge.	56	rft		rft	
13	b) Providing / fixing railing piller motive dimond cut in approved shape and pattern	2	Nos		each	
14	Providing and fixing PVC board 2' x 2' tiles printed ceiling including 191 Aluminum T & L angle 1" x 1" i.c hanger clips jointing clips and G.I Wire etc complete as required in any floor.	480	sft		psft	
15	Providing and fixing squatting type W.C.Pan in white vitreous china with integral treads orissa pattern and C.I. trap 100mm dia. Complete with and including the best quality low level plastic flushing cistern of standard size with internal fittings complete, P.V.C. flushing pipe suitable for this type with fittings and making requisite number of holes in walls, plinth & floor for pipe connections and making good in cement concrete 1:2:4..	1	NOS		each	
16	Providing and fixing best quality white glazed earthenware One piece toilet (commode) coupled with flush tank (Porta or Equivalent) complete with and including cost of plastic seat with Buffers, with internal fittings complete.	1	Nos		each	
17	Providing and fixing approved quality earthen ware glazed van (Porta or equivalent) standard size (White/light colour) and inclu cost of 1-1/4" dia brass waste 1-1/4" rubber plug and chrome plat chain PVC waste pipe 1-1/4" dia of approved pattern etc. complete.	1	Nos		each	

S#	Description	Quantity	Sft / cft / rft	Rate	Unit	Amount
18	Providing and fixing approved quality stainless steel sink 33" x 18" Pak made (Atlas) or equivalent complete with brass oxidized bolt kit/angle iron brackets built into walls 1½" dia CP sink mixer 1-1/4" rubber plug and CP press chain 1-1/4" CP brass waste 1-1/4" dia malleable iron or CP brass bottle trap with malleable iron or brass unions and making requisite number of holes in walls, plinth and floor for pipe connections and making good in cement concrete 1:2:4	1	Nos		each	
19	Providing and fixing 24 inches x 18 inches (610 mm x 457 mm) looking mirror of Imported glass 5 mm thick fixing with CP clamps and screws	2	Nos		each	
20	Providing and fixing CP Mixer 1/2 inch dia (15mm) (Fais equivelent) lever type Pakistani complete in all respect.	2	Nos		each	
21	Providing & fixing chromium plated Muslim bib-cock with Muslim Shower of approved quality.	3	Nos		each	
22	Providing and fixing Royal bath room accessories of set of 7 pieces consist of one cosmetic shelf, one towel rod with bracket, one soap dish, one tooth brush holder with glass and cover, one tissue paper holder one double hook one towel ring etc complete of approved quality as per direction of Engineer in-charge.	1	Nos		each	
	Total of Schedule B-2.2 (Rs.)					

B-2.3 Category-II Houses

S#	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
1	Removing cement or lime plaster of any thickness from disposing of the rubbish etc. from site as directed	884	Sft		%Sft	
2	Applying Neroo at any height in any floor.	884	Sft		%Sft	
3	1/2" thick cement plaster 1:3 on walls and columns etc,. In basement, plinth, mezzanine and ground floor including making edges, corners and curing etc, complete.	884	Sft		%Sft	
4	Repainting two coats with plastic emulsion paint of (ICI) Dulux make and shade to walls and ceiling including cleaning and sand papering the surface as directed by the Engineer-in-Charge in any floor.	2632	Sft		%Sft	
5	Distempering two renewal coats with Vinyle distemper (Paintex ICI Dulux) of approved make and shade to walls and ceiling etc., including scraping cleaning the old surface in any floor.	1094	sft		%sft	
6	Repainting two coats with weather shield paint of (ICI) Dulux make and shade on plastered surface etc., including sand papering the surface as directed by the Engineer-in-Charge in any floor.	3894	sft		%sft	
7	Providing and laying light colour, glazed/non skid vitrified Porcelain tiles (Polished) exceeding 3600 Sqcm each, (Pak made) on walls and floors, in any floor, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge.	775	sft		%Sft	
	First Floor	500	sft		%Sft	
8	Providing and laying light colour, glazed/non skid vitrified Porcelain tiles (Polished) exceeding 1600-3600 Sqcm each, (Pak made) on walls and floors, in any floor, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge. (In Bath)	384	sft		%Sft	
9	Dismantling cement tiled floor, dado or skirting in basement, plinth and ground floor including base mortar and stacking salvaged material serviceable) and disposing of surplus stuff as directed within three chains (91.5 m).	1270	sft		%Sft	
10	Providing and laying in situ 1:2:4 (1 cement 2 sand and 4 coarse aggregate) cement concrete using crushed graded boulders 3/4 inch (19 mm) and down gauge in foundation, basement and plinth including form work, compacting, curing and removal of form work etc. complete, foundation and basement up to 5 feet (1.52 m) depth and plinth up to 4 feet (1.2m) height from ground level	45	cft		%cft	
11	Repainting two coats with enamal paint of approved make and shade to wood work including sand papering the surface as directed by the Engineer-in-Charge in any floor. a) On wood work	430	sft		%sft	
	b) On Iron work	218	sft		%sft	
12	Providing and laying on roof blanco roofing felt-2 ply over a tack coat of bitumen at 30 lbs per hundred square feet (14.53 Kg per s.m) and sealed with bitumen compound at the rate of 30 lbs per hundred square feet (1.45 Kg per s.m) and blinded with washed gravel 3/8 inches (9.5 mm) down gauge at the rate of 3 cubic feet per hundred square feet (0.086 Kg per s.m) including ramming with thappies etc. complete as per specification.	843	sft		%sft	
13	Providing and fixing PVC board 2' X 2' tiles printed ceiling including Aluminum T & L angle 1'' X 1'' i.c hanger clips jointing clips and G.I Wire etc complete as required in any floor.	742	sft		Psft	
14	Providing and fixing ward robe 24'' deep consisting 19mm thick laminated sheet on bottom, top-sides partion, shelves & shutters etc and 4mm thick pressed on back side, 2-1/2'' X 1-1/4'' best quality deodar wood frame and all open edges filled 3/;4'' molding PVC gola complete i/c the cost of glue iron nails screws, heavy type piano hinges, ½'' handle, catchers, locks etc, complete the as per direction of the Engineer Incharge.	86	sft		Psft	
	Sub-Head; W/S & S/I					
15	Providing and fixing squatting type W.C.Pan in white vitreous china with integral treads (Pakistani) orissa pattern and C.I. trap 100mm dia. Complete with and including the best quality low level plastic flushing cistern of standard size with internal fittings complete, P.V.C. flushing pipe suitable for this type with fittings and making requisite number of holes in walls, plinth & floor for pipe connections and making good in cement concrete 1:2:4..	1	NOS		each	
16	Providing and fixing best quality white glazed earthenware One piece toilet (commode) coupled with flush tank (Porta or Equivalent)	1	Nos		each	

S#	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
	complete with and including cost of plastic seat with Buffers, with internal fittings complete.					
17	Providing and fixing approved quality earthen ware glazed van (Porta or equivalent) standard size (White/light colour) and inclu cost of 1-1/4" dia brass waste 1-1/4" rubber plug and chrome plat chain PVC waste pipe 1-1/4" dia of approved pattern etc. complete.	1	Nos		each	
18	Providing and fixing 24 inches x 18 inches (610 mm x 457 mm) looking mirror of Imported glass 5 mm thick fixing with CP clamps and screws	1	Nos		each	
19	Providing and fixing CP Mixer 1/2 inch dia (15mm) (Fais equivelent) lever type Pakistani complete in all respect.	1	Nos		each	
20	Providing & fixing chromium plated Muslim bib-cock with Muslim Shower of approved quality.	1	Nos		each	
21	Providing and fixing Royal bath room accessories of set of 7 pieces consist of one cosmetic shelf, one towel rod with bracket, one soap dish, one tooth brush holder with glass and cover, one tissue paper holder one double hook one towel ring etc complete of approved quality as per direction of Engineer in-charge.	1	Nos		each	
22	Providing and fixing 6 inches x 2 inches or 6 inches x 3 inches (150 mm x 50 mm or 150 mm x 80 mm) C.l. floor trap of approved self cleansing design with C.I. screwed down grating with or without a vent arm complete with and including making requisite number of holes in walls, plinth and floor for pipe connection and making good in cement concrete 1:2:4.	1	Nos		each	
23	Providing and fixing 4 inches (100 mm) dia C.I. soil and vent pipes spun Including cutting and fitting and extra painting to match the colour of the building and cartage within 10 miles (16,09 km.).	14	rft		prft	
24	Providing and fixing 3 inches (80mm) dia C.I. waste and vent pipe including cutting fitting and extra painting to match the colour of the building and cartage within 10 miles (16.09 Km) (for Spun pipe)..	21	rft		prft	
25	Providing and fixing M.S. clamps of the approved design to 4 inches (100 mm) dia C.I. pipe spun sockets including the cost of cutting and making good to wall or M.S. bolts and nuts built. 4 inches (100 mm) in to wall including pipe distance pieces, extra painting to match the colour of the building and cartage within 10 miles. (16.09 km.).	3	NOS		each	
26	Providing and fixing 4 inches x 4 inches (100 mm x 100 mm) dia C.I. branch of the required degree with access doors rubber washer 1/8 inch (3.2 mm) thick and bolts and nuts and extra painting to match the colour of the building and cartage within 10 miles (16.09km.) (for Spun pipe).	1	NOS		each	
27	Providing and fixing 4 inches x 3 inches (100mm x 80mm) dia C.I. branch of the required degree with access door rubber washer 1/8 inch (3.2 mm) thick and bolts and nuts and extra painting to match the colour of the building and cartage's within 10 miles (16.09 Km). (for Spun pipe).	1	NOS		each	
28	Providing and fixing 4 inches (100mm) dia C.I. plain bend of t degree including to match the colour of the building and cartag miles (16.09 Km). (for Spun pipe).	1	NOS		each	
29	Providing and fixing 3 inches (80 mm) dia C.I. plain bend of th degree including extra painting to match the colour of the bu cartage within 10 miles. (16.09Km) (for Spun pipe).	1	NOS		each	
30	Providing and fixing 3 inches x 3 inches (80mm x 80mm) dia C.I. plain branch of the required degree including extra painting to match the colour of the building and cartage within 10 (16.09 Km) (for Spun pipe).	1	NOS		each	
31	Providing and fixing lead caucked joints to 4 inches (100mm) and fitting (for Spun pipe).	5	NOS		each	
32	Providing and fixing lead caulked joints to 3 inches (80mm) dia C.I. pipe and fittings (for Spun pipe).	5	NOS		each	
33	Providing and fixing 4 inches (100mm) dia C.I. terminal guard including extra painting to match the colour of the building and cartage within 10 miles (16.09 Km). (for Spun pipe).	1	NOS		each	
34	Providing G.I. pipes, specials and clamps etc., including fixing cutting and fitting complete with and including the cost of breaking through walls and roof, making good etc., painting 2 coats after cleaning the pipe etc.; with white zinc paint with pigment to match the colour of the building and testing with water to a pressure head of 200 feet (61 M) and cartages within 10 miles (16.09 km.) (ILLM). **1/2 inch** dia pipe.	10	rft		prft	
35	**b)** 3/4 inch dia pipe.	20	rft		prft	
36	**c)** 1 inch dia pipe.	25	rft		prft	
37	Providing and fixing 1/2 inches dia. CP brass bib cocks.	1	NOS		prft	
38	Providing and fixing 1/2 inches dia CP stop cocks/Tee Stop Cock	3	NOS		each	

S#	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
39	Providing and fixing 1 inches dia full way gun metal valves with wheels threaded or flanged ends with rubber washers, Standard pattern).	1	NOS		each	
40	Constructing at site R.C.C tanks with 4" (100 mm) thick bottom, 4 inches (100 mm) thick walls and 3 inches (76 mm) thick top in cement concrete 1:2:4 using 1/4 inch (6.4 mm) to 3/4 inch (20 mm) stone ballast, finished with a floating coat of neat cement with 2 way reinforcement of steel l./e. 3/8 inch (9.5 mm) dia bars 6 inches (150 mm) centre to centre for top, C.I. cover and frame 14" x 14" (356 mm x356 mm) clear opening (wt. 2 Qtr. or 20.4 kg), 1-1/2 inches (40 mm) dia. scour pipe, and suitable size pipe for overflow and holes for inlet and outlet pipes of requisite sizes etc., complete. Tank size 3 ft x 2 ft x 2 ft or 914 mm x 610 mm x 610mm) (inside) (net capacity 60 gallons or 272 litres). * Tank size 4-1/4 ft X 4-1/4 ft X 4 ft.(net capacity 400 gailons or 1818 litres)	1	NOS		each	
	Total of Schedule B-2.3 (Rs.)					

B-2.4 Category-III Houses

S #	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
1	Removing cement or lime plaster of any thickness from disposing of the rubbish etc. from site as directed	1500	Sft		%Sft	
2	Applying Neroo at any height in any floor.	1500	Sft		%Sft	
3	1/2" thick cement plaster 1:3 on walls and columns etc,. In basement, plinth, mezzanine and ground floor including making edges, corners and curing etc, complete.	1500	Sft		%Sft	
4	Repainting two coats with plastic emulsion paint of (ICI) Dulux make and shade to walls and ceiling including cleaning and sand papering the surface as directed by the Engineer-in-Charge in any floor.	1382	Sft		%Sft	
5	Distempering two renewal coats with Vinyle distemper (Paintex ICI Dulux) of approved make and shade to walls and ceiling etc., including scraping cleaning the old surface in any floor.	5000	sft		%sft	
6	Repainting two coats with weather shield paint of (ICI) Dulux make and shade on plastered surface etc., including sand papering the surface as directed by the Engineer-in-Charge in any floor.	2054	sft		%sft	
7	Providing and laying light colour, glazed/non skid vitrified Porcelain tiles (Polished) exceeding 3600 Sqcm each, (Pak made) on walls and floors, in any floor, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge.	472	sft		%Sft	
8	Providing and laying light colour, glazed/non skid vitrified Porcelain tiles (Polished) 1600-3600 Sqcm each, (Pak made) on walls and floors, in any floor, laid with dry bond (stile bond) over a base of 1" thick cement mortar (1:3) including jointing to tiles with joint filler of approved quality as per direction of the Engineer incharge.	192	sft		%Sft	
9	Dismantling lime or cement concrete in foundation or under floor basement, plinth and ground floor and disposing of surplus material as directed within three chains (91.5 m)..	70	cft		%cft	
10	Dismantling cement tiled floor, dado or skirting in basement, plinth and ground floor including base mortar and stacking salvaged material serviceable) and disposing of surplus stuff as directed within three chains (91.5 m)....	350	sft		%Sft	
11	Providing and laying in situ 1:2:4 (1 cement 2 sand and 4 coarse aggregate) cement concrete using crushed graded boulders 3/4 inch (19 mm) and down gauge in foundation, basement and plinth including form work, compacting, curing and removal of form work etc. complete, foundation and basement up to 5 feet (1.52 m) depth and plinth up to 4 feet (1.2m) height from ground level	70	cft		%cft	
12	Repainting two coats with enamal paint of approved make and shade to wood work including sand papering the surface as directed by the Engineer-in-Charge in any floor. a) On wood work	2830	sft		%sft	
13	b) On Iron work	1060	sft		%sft	
14	Providing and laying on roof blanco roofing felt-2 ply over a tack coat of bitumen at 30 lbs per hundred square feet (14.53 Kg per s.m) and sealed with bitumen compound at the rate of 30 lbs per hundred square feet (1.45 Kg per s.m) and blinded with washed gravel 3/8 inches (9.5 mm) down gauge at the rate of 3 cubic feet per hundred square feet (0.086 Kg per s.m) including ramming with thappies etc. complete as per specification.	934	sft		%sft	
15	Providing and fixing 1 * 1 / 2 inch (38 mm) thick best quality doodar wood shutters fully panelled with same wood, spproved iron hinges and tower bolts, etc., as required..	40	sft		psft	
16	Providing and fixing (1- 1/2 inches (38 mm) thick best quality deodar wood shutters partly wire gauzed with brass wire gauze of 24 gauge and 12 mesh to and inch(25 mm) and partly panelled with imported teak wood, approved brass butt hinges, spring hinges and tower botts, etc., as required	30	sft		psft	
17	Providing and fixing 1-1/2 inches (38 mm) thick pressed veneered sliding shutters fully flushed with imported teak wood veneering on all faces and sides fixed over deodar wood cavitied core and frame work of not less than four inches (102 mm) wide strip alround including fixing guide raiis, brass rollers cutting and making good damages to wails and floors etc., as requin	40	sft		psft	
	Sub-Head; W/S & S/I					
18	Providing and fixing squatting type W.C.Pan in white vitreous china with integral treads (Pakistani) orissa pattern and C.I. trap 100mm	1	NOS		each	

S #	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
	dia. Complete with and including the best quality low level plastic flushing cistern of standard size with internal fittings complete, P.V.C. flushing pipe suitable for this type with fittings and making requisite number of holes in walls, plinth & floor for pipe connections and making good in cement concrete 1:2:4.					
19	Providing and fixing best quality white glazed earthenware One piece toilet (commode) coupled with flush tank (Porta or Equivalent) complete with and including cost of plastic seat with Buffers, with internal fittings complete.	1	Nos		each	
20	Providing and fixing 22 inches x 16 inches (560 x 406 mm) lavatory basin in white glazed earthenware (Pakistani) complete with and including the cost of Brass oxidized bolts kit built into walls 1/2 inches (15 mm) dia. Chrome plated mixer, 1 - 1/4 inches (32 mm) rubber plug and chrome plated brass chain 1 - 1/4 inches (32 mm) dia brass waste of approved pattern 1 - 1/4 inches (32 mm) dia chromium plated battal trap with unions and making requisite, number of holes in walls, plinth and floor for pip.e connections and making good in cement concrete 1:2:4	2	Nos		each	
21	Extra over item No. 8 and 9 for providing and fixing best available (Pakistani make) white glazed earthenware pedestal.	2	Nos		each	
22	Providing and fixing approved quality stainless steel sink 33" x 18" Pak made (Atlas) or equivalent complete with brass oxidized bolt kit/angle iron brackets built into walls 1½" dia CP sink mixer 1-1/4" rubber plug and CP press chain 1-1/4" CP brass waste 1-1/4" dia malleable iron or CP brass bottle trap with malleable iron or brass unions and making requisite number of holes in walls, plinth and floor for pipe connections and making good in cement concrete 1:2:4	1	Nos		each	
23	Providing and fixing 24 inches x 18 inches (610 mm x 457 mm) looking mirror of Imported glass 5 mm thick fixing with CP clamps and screws	2	Nos		each	
24	Providing and fixing CP Mixer 1/2 inch dia (15mm) (Fais equivelent) lever type Pakistani complete in all respect.	2	Nos		each	
25	Providing & fixing chromium plated Muslim bib-cock with Muslim Shower of approved quality.	2	Nos		each	
26	Providing and fixing Royal bath room accessories of set of 7 pieces consist of one cosmetic shelf, one towel rod with bracket, one soap dish, one tooth brush holder with glass and cover, one tissue paper holder one double hook one towel ring etc complete of approved quality as per direction of Engineer in-charge.	2	Nos		each	
27	Providing and fixing uPVC Mutli floor traps of sizes with gratings including cutting and making the requisite number of holes in walls, plinth and floors and making good in 1:24. C.C	3	Nos		each	
28	Providing and fixing 4 inches (100 mm) dia C.I. soil and vent pipes spun Including cutting and fitting and extra painting to match the colour of the building and cartage within 10 miles (16,09 km.).	45	rft		prft	
29	Providing and fixing 3 inches (80mm) dia C.I. waste and vent pipe including cutting fitting and extra painting to match the colour of the building and cartage within 10 miles (16.09 Km) (for Spun pipe)..	72	rft		prft	
30	Providing and fixing M.S. clamps of the approved design to 4 inches (100 mm) dia C.I. pipe spun sockets including the cost of cutting and making good to wall or M.S. bolts and nuts built. 4 inches (100 mm) in to wall including pipe distance pieces, extra painting to match the colour of the building and cartage within 10 miles. (16.09 km.)..	4	NOS		each	
31	Providing and fixing 4 inches x 4 inches (100 mm x 100 mm) dia C.I. branch of the required degree with access doors rubber washer 1/8 inch (3.2 mm) thick and bolts and nuts and extra painting to match the colour of the building and cartage within 10 miles (16.09km.) (for Spun pipe).	4	NOS		each	
32	Providing and fixing 4 inches x 3 inches (100mm x 80mm) dia C.I. branch of the required degree with access door rubber washer 1/8 inch (3.2 mm) thick and bolts and nuts and extra painting to match the colour of the building and cartage's within 10 miles (16.09 Km). (for Spun pipe).	2	NOS		each	
33	Providing and fixing 4 inches (100mm) dia C.I. plain bend of t degree including to match the colour of the building and cartag miles (16.09 Km). (for Spun pipe).	2	NOS		each	
34	Providing and fixing 3 inches (80 mm) dia C.I. plain bend of th degree including extra painting to match the colour of the bu cartage within 10 miles. (16.09Km) (for Spun pipe).	2	NOS		each	

S #	Description	Quantity	sft / cft / rft	Rate	Unit	Amount
35	Providing and fixing 3 inches x 3 inches (80mm x 80mm) dia C.I. plain branch of the required degree including extra painting to match the colour of the building and cartage within 10 (16.09 Km) (for Spun pipe).	2	NOS		each	
36	Providing and fixing lead caucked joints to 4 inches (100mm) and fitting (for Spun pipe).	12	NOS		each	
37	Providing and fixing lead caulked joints to 3 inches (80mm) dia C.I. pipe and fittings (for Spun pipe).	17	NOS		each	
38	Providing and fixing 4 inches (100mm) dia C.I. terminal guard including extra painting to match the colour of the building and cartage within 10 miles (16.09 Km). (for Spun pipe).	3	NOS		each	
39	Providing G.I. pipes, specials and clamps etc., including fixing cutting and fitting complete with and including the cost of breaking through walls and roof, making good etc., painting 2 coats after cleaning the pipe etc.; with white zinc paint with pigment to match the colour of the building and testing with water to a pressure head of 200 feet (61 M) and cartages within 10 miles (16.09 km.) (ILLM). 1/2 inch dia pipe.	15	rft		prft	
40	**b)** 3/4 inch dia pipe.	24	rft		prft	
41	**c)** 1 inch dia pipe.	60	rft		prft	
42	Providing and fixing 1/2 inches dia. CP brass bib cocks.	1	NOS		prft	
43	Providing and fixing 1/2 inches dia CP stop cocks/Tee Stop Cock	2	NOS		each	
	Total of Schedule B-2.4 (Rs.)					

SUMMARY OF BID PRICE

Lot	Part / Schedule	Total Amount (Rs.)
Lot-1	Part B-1: Office Building	
Lot-2	Schedule B-2.1: Transit Accommodation	
	Schedule B-2.2: Category-I Houses	
	Schedule B-2.3: Category-II Houses	
	Schedule B-2.4: Category-III Houses	
	Total bid price, Lot-2 (Rs.)	

Total bid price, Lot-1, inclusive of all taxes (in words):_____

Total bid price, Lot-2, inclusive of all taxes (in words):_____

Signature and stamp of bidder: _____ Name:_____ Date: _____

ANNEXURE-C

EVALUATION AND QUALIFICATION CRITERIA

(Rules 21, 41 and 42 of the Public Procurement Rules, 2026)

Bids shall be evaluated lot-wise in the three steps below. Steps 1 and 2 are pass / fail. Only the criteria stated in this Annex shall be applied.

Step 1: Preliminary examination (responsiveness)

#	Requirement
1	The bid was submitted through EPADS on or before the closing time.
2	Bid security of the required amount and form was furnished for each Lot bid for, and the original was received before the closing time.
3	Annex-A is completed, signed and stamped, with the required documents attached.
4	The Form of Bid (Annex-D) is signed by the authorised person and states the bid price and a bid validity of not less than 90 days.
5	The Bill of Quantities is priced for every item of each Lot bid for, without conditions, qualifications or blank items.
6	The Affidavit (Annex-E) on stamp paper and the signed Integrity Pact (Annex-F) are provided.
7	The bid accepts the terms and conditions of the bidding documents without material deviation.

Step 2: Eligibility and qualification

#	Criterion	Requirement	Evidence
1	Legal status and tax registration	Legally registered entity or individual; NTN; appears on the Active Taxpayers List; sales tax registration (FBR / PRA, as applicable); regular sales tax return filer.	Registration / incorporation certificate; NTN and ATL print-out; STRN / PRA registration; filing record
2	PEC registration	Valid PEC registration in the civil / building works category appropriate to the value of the Lot(s) bid for.	PEC certificate
3	Eligibility (Rule 21)	Not blacklisted by this Procuring Agency, not cross-debarred by PPRA, not blacklisted or debarred by an international financial institution; not bankrupt, insolvent or under proceedings that affect legal capacity; no final conviction of the bidder, or of its owners, directors or officers, for an offence relating to professional conduct or a prohibited practice.	Affidavit (Annex-E); verification against the PPRA list of blacklisted firms
4	Experience	Satisfactory completion, in the last five years, of at least one similar work (repair, renovation, maintenance or construction of buildings, including finishing and sanitary / plumbing works) of value not less than 30% of the estimated cost of the Lot: Lot-1 Rs. 4.5 million; Lot-2 Rs. 3.0 million. A bidder bidding for both Lots shall meet the higher value.	Work order and completion / performance certificate (Table A-1)
5	Financial capacity	Average annual turnover over the last three financial years of not less than 50% of the estimated cost of the Lot: Lot-1 Rs. 7.5 million; Lot-2 Rs. 5.0 million; both Lots Rs. 12.5 million.	Income tax returns or audited accounts (Table A-2)
6	Key personnel	At least one full-time Site Engineer / Supervisor for the work: B.Sc. Civil Engineering with at least two years' experience, or Diploma of Associate Engineer (Civil) with at least five years' experience.	CV, qualification certificate and undertaking (Table A-4)
7	Works in hand	For information, to assess capacity to complete the work within the time allowed; not by itself a ground for disqualification.	Table A-3

Step 3: Financial evaluation and award

1. **Arithmetical check.** Where there is a discrepancy between a rate and the corresponding amount, the rate shall prevail and the amount and total shall be corrected; where the price in words and figures

differ in the Form of Bid, the words shall prevail. A bidder who does not accept the correction shall be rejected.

2. **Evaluated price and ranking.** The evaluated price of a Lot is the corrected total of the BOQ of that Lot. For each Lot, the responsive bidder that passes Step 2 and offers the lowest evaluated price shall be the lowest evaluated responsive bidder.

3. **Abnormally low bids.** A bid that appears abnormally low shall be dealt with under Rule 43: the bidder shall be asked through EPADS for a detailed price analysis and the bid may be rejected only if the bidder fails to demonstrate its ability to perform at the offered price.

4. **Tie.** In case of a tie, the tied bidders shall be invited through EPADS to offer their best and final price, which shall not exceed the original bid (Rule 42(4)).

5. **Single responsive bid.** A single responsive bid may be considered under Rule 50 if it meets the criteria and its rates are found reasonable, including by market survey.

6. **Negotiation.** Limited to methodology, work plan and special conditions, without change to cost or scope; a voluntary reduction in price by the successful bidder is permitted (Rule 52A).

7. **Publication and award.** The evaluation report shall be published under Rule 48. Award shall follow the expiry of the grievance period (Rule 49) and approval of the competent authority.

ANNEXURE-D
FORM OF BID

Date: ____/_____/2026

Tender Notice No._____ /2026-27 EPADS Reference:_____

To: The Head of Procurement Cell, Regional Tax Office, Sialkot.

Lot(s) bid for (tick):_____Lot-1 (Office Building) _____ Lot-2 (Residential Buildings)

Dear Sir,

1. Having examined the bidding documents, including all Annexures and the Bill of Quantities, we offer to execute the works described therein, in conformity with the bidding documents, for the following total bid price, inclusive of all duties, taxes and levies:

Lot-1: Rs. _____ (in words: _____)

Lot-2: Rs. _____ (in words: _____)

2. We agree that this bid shall remain valid and binding upon us for ninety (90) days from the bid closing date and may be accepted at any time before the expiry of that period.

3. Bid security of Rs. _____ by Pay Order / Demand Draft No. _____ dated _____ drawn on _____ (bank) is furnished for Lot(s) _____.

4. If our bid is accepted, we undertake to furnish the performance guarantee within fourteen (14) days of the letter of award, to sign the contract, and to complete the work within ninety (90) calendar days, in accordance with the bidding documents.

5. We declare that we meet the eligibility requirements of Rule 21 of the Public Procurement Rules, 2026; that all information furnished in our bid is true and complete; that we have not engaged and will not engage in any corrupt, fraudulent, collusive, coercive or obstructive practice; and that we accept disqualification and blacklisting under Rules 24 and 25 if any such information is found false or any such practice is established.

6. We understand that the Procuring Agency may reject all bids under Rule 45 or cancel the procurement under Rule 46 of the Rules, and that the contract for each Lot shall be awarded to the lowest evaluated responsive bidder.

Signature	
Name of authorised signatory	
Designation	
CNIC No.	
Name of bidder / firm	
Address, telephone and e-mail	
Date and stamp	

ANNEXURE-E

AFFIDAVIT

(To be executed on non-judicial stamp paper of the value prescribed by law and attested by an Oath Commissioner / Notary Public)

I, _____, son / daughter / wife of _____, holder of CNIC No. _____, the proprietor / partner / director / authorised representative of M/s _____ (the "Bidder"), do hereby solemnly affirm and declare on oath as under:

1. That the Bidder has not been blacklisted by any procuring agency, including the Regional Tax Office, Sialkot, nor cross-debarred by the Public Procurement Regulatory Authority, and has not been blacklisted or debarred by any international financial institution, international organisation or multilateral development bank, at the time of submission of the bid.

2. That the Bidder has not been declared bankrupt or insolvent, is not being wound up, and its activities or affairs are not suspended by a competent authority or court of law.

3. That no legal proceedings are pending against the Bidder which may result in bankruptcy or in the total or partial loss of the right to administer and dispose of its property.

4. That neither the Bidder, nor its owners, beneficial owners, directors or officers, has been convicted by a final judgment of a court of law, including for any offence relating to professional conduct or a prohibited practice.

5. That the Bidder has not engaged, and will not engage, in any corrupt, fraudulent, collusive, coercive or obstructive practice in connection with this procurement or the execution of the contract, and has no conflict of interest in relation to it.

6. That all information and documents furnished in the bid are true, correct and complete, and the Bidder shall be liable to disqualification under Rule 24 and blacklisting under Rule 25 of the Public Procurement Rules, 2026, and to action under law, if any of them is found false or misleading.

DEPONENT

Signature: _____ Name: _____ CNIC No.: _____

VERIFICATION

Verified on oath at _____ on this _____ day of _____ 2026 that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

Signature of deponent: _____

Attestation / stamp of Oath Commissioner / Notary Public:

ANNEXURE-F

INTEGRITY PACT

(Rule 7 of the Public Procurement Rules, 2026 – declaration of fees, commissions and brokerage payable by the contractor. If the Authority's standard bidding document prescribes a different format, that format shall be used.)

Tender Notice No.: [__]/2026-27 Procuring Agency: Regional Tax Office, Sialkot

Contractor: M/s _____

1. The Contractor declares that it has not obtained, and has not induced the award of, any contract, right, interest, privilege or other benefit from the Government of Pakistan or any of its agencies through any corrupt business practice.

2. Without limiting the foregoing, the Contractor represents and warrants that it has fully declared any brokerage, commission or fee paid or payable to anyone in connection with this procurement, and that it has not given or agreed to give, and shall not give or agree to give, to anyone within or outside Pakistan, 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, however described, to obtain or induce the award of the contract, except as expressly declared below.

3. The Contractor certifies that it has made, and will make, full disclosure of all agreements and arrangements with all persons in respect of or related to this transaction, and that it has not taken and will not take any action to circumvent this declaration.

4. Where the Contractor has breached this Pact, the Procuring Agency may, without prejudice to any other right or remedy, terminate the contract, forfeit the bid security / performance guarantee, and initiate blacklisting proceedings under the Public Procurement Rules, 2026. The Contractor shall indemnify the Government of Pakistan for any loss or damage incurred on account of its corrupt business practices and shall pay compensation equal to ten times the amount of any commission, gratification, bribe, finder's fee or kickback so given.

5. Declaration of commissions, fees or brokerage, if any (write "Nil" if none):
_____

Signature: _____ Name: _____ Designation: _____

CNIC No.: _____ Date: _____ Stamp:

ANNEXURE-G

KEY CONDITIONS OF CONTRACT

(To be incorporated in the contract agreement with the successful bidder of each Lot)

1. **Contract documents and type.** The contract shall comprise the letter of award, the contract agreement, the accepted bid with priced BOQ, the specifications and these conditions. It is an item-rate (re-measurement) contract; the contract comes into force on signing of the agreement by both parties (Rule 55).
2. **Performance guarantee.** Five percent (5%) of the contract amount within fourteen days of the letter of award. On failure, the award may be cancelled and the bid security forfeited.
3. **Engineer-in-Charge and Contract Manager.** The Procuring Agency shall designate an Engineer-in-Charge and a Contract Manager (Rule 58). The contractor shall not commence work before the contract is signed or notice to commence is issued, and shall carry out the Engineer-in-Charge's lawful instructions.
4. **Time for completion.** Ninety (90) calendar days from the date of the work order / notice to commence. Extension may be granted by the competent authority for delays not attributable to the contractor, on a written request made within seven days of the cause of delay.
5. **Liquidated damages.** For delay in completion, 0.1% of the contract amount per day of delay, up to a maximum of 10% of the contract amount, deducted from payments due.
6. **Materials and workmanship.** Materials shall be new, of the quality specified in Annex-B and approved by the Engineer-in-Charge on samples before use. Work or material that does not conform shall be removed and replaced at the contractor's cost. The contractor shall carry out tests required by the Engineer-in-Charge at its own cost.
7. **Site conduct.** Work in occupied buildings shall be phased and coordinated with the Procuring Agency to minimise disruption. The contractor shall comply with applicable labour, safety and environmental laws, shall not employ child labour, and shall keep the site clean and dispose of debris at an approved site.
8. **Measurement and payment.** Work shall be recorded in the Measurement Book and verified by the Engineer-in-Charge. Running and final bills shall be paid through the District Accounts Office, Sialkot, within thirty days of the verified bill (Rule 54), subject to release of the budget; taxes shall be deducted at source as required by law.
9. **Variations.** Additions, alterations or omissions shall be ordered in writing by the Engineer-in-Charge with prior approval of the competent authority and valued at the contract rates. For items not in the BOQ, rates shall be determined by rate analysis based on prevailing market rates and approved by the competent authority before execution. No variation shall be executed without such approval.
10. **Sub-contracting.** Not permitted without prior written approval of the Procuring Agency; the contractor remains fully responsible.
11. **Completion, defect liability and closure.** On completion, a taking-over certificate shall be issued on EPADS within thirty days (Rule 62(1)). The defect liability period is twelve (12) months from taking over; the contractor shall make good defects within fifteen days of notice. A defect liability certificate shall be issued on EPADS within thirty days of expiry of that period and the final bill paid within sixty days (Rule 62(2)).
12. **Termination.** The Procuring Agency may terminate the contract on seven days' written notice for abandonment, persistent default, delay beyond the maximum liquidated damages, false information or corrupt practice, forfeit the performance guarantee, and initiate blacklisting under Rule 25.
13. **Force majeure.** Neither party shall be liable for delay caused by events beyond its reasonable control, provided prompt written notice is given.
14. **Stamp duty and taxes.** Stamp duty on the agreement and all taxes on the contractor's income and supplies shall be borne by the contractor.

ANNEXURE-H

FORM OF PERFORMANCE GUARANTEE (BANK GUARANTEE)

(To be issued by a scheduled bank on its letterhead; not required if the guarantee is furnished as Pay Order / Demand Draft)

To: The DDO, Regional Tax Office, Sialkot. Date: _____

Re: Performance Guarantee No. _____ Tender Notice No._____/2026-27 ___ Lot _____

1. WHEREAS M/s _____ (the "Contractor") has been awarded the contract for Repair & Renovation Work of _____ at Sialkot Cantt vide letter of award No. _____ dated _____, and the contract requires a performance guarantee of Rs. _____ (five percent of the contract amount);

2. We, _____ Bank, Branch _____, hereby irrevocably and unconditionally undertake to pay to the Regional Tax Office, Sialkot, on its first written demand and without proof or conditions, any amount up to Rs. _____ (Rupees _____), upon its written statement that the Contractor has failed to perform its obligations under the contract.

3. This guarantee shall remain valid until _____ (the date of issuance of the defect liability certificate, as notified in the contract) and any claim must be received by us on or before that date, after which it shall be returned to us for cancellation.

4. This guarantee shall not be discharged by any change in the terms of the contract or any extension of time granted to the Contractor, of which we waive notice.

Authorised signatory of the bank: _____

Name and designation: _____

Seal of the bank:

Date: _____