



**TENDER DOCUMENTS  
FOR CLEANING & JANITORIAL WORKS AT  
STATE LIFE BUILDING, ABU DAHABI  
ROAD, RAHIM YAR KHAN.**

**TENDER NO. RE/CL/JANI/RYPK/JAN/2023**

**From:Real Estate Department,Rahim Yar Khan.**

*TENDER NO. RE/CL/JANI/RYPK/JAN2023* (Signature &Seal of Contractor)

TenderDocumentsForCleaning&JanitorialWorksofStateLifeBuilding,R.Y.KHAN.



M/s \_\_\_\_\_  
\_\_\_\_\_  
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Subject: **CLEANING AND JANITORIAL SERVICES CONTRACT**  
**AT STATE LIFE BUILDING, ABU DAHABI ROAD, R.Y.KHAN**

Dear Sir(s),

We are enclosing herewith the Tender Documents of the above job comprising of the following:

- A. Covering Letter
- B. Scope of Work
- C. Terms and Conditions
- D. Special Conditions of Contract
- E. Schedule of Janitorial Services
- F. List of Staff
- G. BILL OF QUANTITY/RATES FOR LABOR(A)
- H. SUMMARY OF COST
- I. List of Materials
- J. List of Cleaning Equipment

Kindly submit your bid for the job along-with above documents duly signed so as to reach this office on or before **26-12-2023 at 11:00 hours**.

Tender will be opened at time and date mentioned in the advertisement on PPRA website and newspapers in the presence of Bidder(s) or their representatives who may wish to be present.

Thanks and regards,

**Incharge (Real Estate)**  
State Life Building, Rahim Yar Khan.

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# A-COVERING LETTER

## TENDER NO. RE/CL/JANI/RYPK/JAN/2023

(To be typed on company's letterhead and kept sealed in financial bid envelope)

**In charge,**

Real Estate Department,  
State Life Building

**R.Y.KHAN**

Subject: **CLEANING AND JANITORIAL SERVICES CONTRACT**  
**AT STATE LIFE BUILDING RAHIM YAR KHAN.**

Dear Sir,

Having inspected the building and studied the scope of work, terms and conditions etc. We hereby offer to execute the above job for a total amount of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) per month i.e. Total amount of Rs. \_\_\_\_\_ Per annum (Rupees \_\_\_\_\_). A Pay Order No. \_\_\_\_\_ Dated \_\_\_\_\_ from \_\_\_\_\_ bank for Rs. \_\_\_\_/- is enclosed as bid security.

\_\_\_\_\_  
For & on behalf of Contractor

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Tender Documents For Cleaning & Janitorial Works of State Life Building, R.Y.KHAN.



## B-SCOPE OF WORKS.

1. Sweeping and cleaning of all rooms, halls, lobbies, terraces, stairs, courtyards, parking areas, foot paths, rooftop etc of complete building as per schedule.
2. Dusting and cleaning of all interior and exterior surfaces of building including stairs railing, glass doors, windows, internal partition walls, bracket fans, diffusers, sign boards etc as per approved schedule.
3. Wax polishing of floors of area every three month basis as to be indicated by Building In-Charge.
4. Cleaning and washing of kitchen / pantry and bathrooms including WCs, commodes, urinals, wash basins, taps with proper disinfectant phenyl etc. as per schedule.
5. Carpet cleaning by vacuum cleaner (if required).
6. Disposal of the debris, junks, fallen, litter / garbage (garden debris) from the offices and building compound as per municipal / HMC rules. In case any mishap, fire etc. broke out due to debris, junk not been timely disposed off the firm shall be held responsible for all the damages and its related issues and same shall be recovered from the firm at its risk and cost.
7. Cleaning, clearing of manholes, sewerage lines and keeping them in running condition as and when required.
8. Clear blockages in drain sand toilet whenever required.
9. Dusting and cleaning pictures, glazing, shelves, venetian blinds, windows as per approved schedule.
10. Dusting and washing of main gates of the building (weekly).
11. Maintaining/maneuvering greenery, plants of the building wherever available.
12. Providing and maintaining liquid hand wash dispenser in all the toilets.

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## C-TERMS&CONDITIONS

1. Bid validity period will be **180 days**.
2. The Janitorial contractor will be required to employ, on full time basis all the Labor required for subject work at their own cost.
3. All material required for cleaning, servicing and polishing works shall be provided by the contractor at their own cost on monthly basis before 5<sup>th</sup> of every month. The material shall be of best approved quality. Quality of Wax polish and metal polish shall be got approved before supply.
4. All required equipment, tools, gadgets and other items required to carry out the services shall be arranged by the contractor at their own expense.
5. All Taxes, Government levies and charges including GST & PST, EOBI, and PESSI Insurance shall be borne by the Contractor.
6. The cleaning of internal portion of tenant's offices (other than State Life Offices) is excluded from the scope of work, however, upon vacation of premises / floors / areas the space to be cleaned and cleared by the contractor every week.
7. Contractor shall be responsible for any breaking/stealing of the office material during the servicing by their staff. In case of any such happening the contractor will pay all the damages / compensations.
8. The Corporation will supervise and regulate the work of the Janitorial contractor through its Real Estate Department. The contractor shall follow all instructions issued to them by the RE Department in respect of all the work as mentioned in Scope of Work.
9. Contractor will have to provide uniforms and identity cards to all its workers. The color, type of uniform will be approval by incharge (RE) Staff must be in uniform when they attend duty. All the workers should have their company ID cards and CNIC and their ages should not be less than **20 years**.

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10. Contractor shall submit with the tender BID SECURITY for amount equal to 2% of QUOTED ANNUAL CONTRACT COST in the shape of pay order in favor of State Life Insurance Corporation of Pakistan. The tenders without bid security will be rejected.
11. State Life reserves the right to accept or reject any or all Tender(s) as per PPRA Rules.
- 12. All the payments to the workers of the contractor shall be made by the contractor himself as per Laws presently in force or amended in future and the Corporation shall not be responsible in any way. Contractor will ensure that the minimum wages announced by Government of Punjab/Pakistan and *will be adhered to at all times and should submit documentary evidence if and when required by concerned agency / department.***
13. The Corporation shall not be responsible for any loss / damage and / or injury sustained by the workers employed by the contractor during the performance of this contract.
14. Contract shall be exclusively responsible to tackle any demand raised by his workers whether financial or administrative any time.
15. The Corporation reserves the right to terminate this contract at any time without assigning any reason what so ever by giving one month notice.
16. The Corporation reserves the right to stop entry of any person deputed by the contractor for performance of the contract.
17. If any employee of contractor found not suitable for job by concerned SLIC officer, that employee should be replaced and removed by the contractor within one day.
18. The staff of contractor shall not interfere with the property or goods of the Corporation. If any damage / loss is caused to the property / goods of the Corporation by the staff of the contractor the same shall be replaced / repaired by the contractor at his own cost.
19. The contractor's staff shall follow the Corporation's security rules strictly.
20. In case of shortage in staff strength provided by the contractor, the same shall have to be covered immediately, otherwise **Rs. 1.5 times of wages** quoted, will be deducted per short worker /staff per day from the bill.
21. Complaints of paying less than minimum wages will be dealt by the committee so formed by Corporation upon the decision of committee, if payment is found less than minimum wages was proved, Corporation reserve the right to deduct 1.5 times of difference from minimum wages for the period of default from the current bill of the firm and make the payment there to the complainant.

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## D–SPECIAL CONDITIONS OF CONTRACT

1.	Amount of Bid Security(Bank Draft/ Pay Order) to be Submitted with tender	<b>02% of QUOTED ANNUAL CONTRACT COST</b>
2.	Release of Bid Security	a. Bid Security of lowest two bidders will be retained up to award of contract and will be returned to remaining bidders after financial evaluation of the bid of the successful bidder. b. Bid Security of the lowest bidder will be retained by State Life for full period of contract as performance Guarantee.
3.	Working days	Six (06) working Days a week, except Gazette Holidays. (Half hour before and half hour after office hours).
4.	Mode of Payment	Through monthly bills submitted by the contractor On completion of satisfactory services duly verified by respective State Life Building In-charges
5.	Deduction of amount from the bill on account of unsatisfactory services or any other item.	i. A lump sum amount from 2% to 5% assessed by State Life officer in case of unsatisfactory services/ shortage of materials. ii. <b>Rs.1.5 times of wages quoted</b> , will be deducted per short worker /staff per day from the bill. iii. All Taxes (income tax ,PST, GST etc.) or any other taxes announced by Government of Pakistan. iv. Retention money of 5% will be deducted from monthly bills which will be released to the <b>Contractor on satisfactory completion of the contract.</b> V. Clause 21 terms and condition
6.	Period within which contract agreement is to be signed after the date of acceptance of lowest bid by the employer.	Fifteen(15) days
7.	Period of contract	One (01) Year, extendable for further period of 02 years upon satisfactory performance.
8.	Escalation	i. Maximum to the yearly inflation announced by State Bank. ii. Difference in minimum wages announced by govt. iii. Any additional tax imposed by govt after award of contract.
9	Insurance Coverage	The successful Janitorial Contractor shall have to arrange and provide an insurance coverage of Rs. 200,000/- (Rupees Two Lacs only) in favor of State Life Insurance Corporation of Pakistan to cover by the negligence on part of the janitorial personnel deployed by the janitorial Contractor in the building.

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## E-SCHEDULE OF JANITORIAL SERVICES

The schedule of the Janitorial services would be as under:

1.	Sweeping and dust mopping cleaning	Minimum 02 time daily
2.	Floor wet mopping with disinfectant	Minimum 01 time daily
3.	Garbage removal	Daily
4.	Toilets and Kitchen washing (Toilets Wash Rooms)	Minimum 02 times daily
5.	Area Cleaning i.e. Sweeping Footpaths & Courtyards, Parking Areas, all stains, lobbies, halls, stair railing etc. Removing of posters, banner sect. as per directives of Building In-charge	Minimum 02 times daily
6.	Carpets Vacuum cleaning	As and when required/ Directed
7.	Cleaning of windows glazing (internal I& external)	Weekly
8.	Floor Machine polishing (wax polishing) i. Mosaic/Marble floor and walls of common area Lounge, Terrace	After every 03 months
9.	Dusting all partitions, curtains and removal of cobwebs etc.	Weekly
10.	Cleaning of all stains, sign boards, walls, fans, decorative Pictures and fittings etc.	Weekly
12.	Cleaning of Manholes/Sewerage lines	Twice a month or Whenever required

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**F. LIST OF STAFF FOR STATE LIFE BUILDING RAHIM YAR KHAN**

Building	Supervisor	Gardener/Cleaner	Plumber/Pump Operator	Sweeper	Total
SLB, ABU DAHABI ROAD RAHIM YAR KHAN	01	01	01	04	07

Note:

- State life reserves the right to vary the above strength of staff as per requirement.
- Contractor is bound to provide, store all required items material, equipment at all times, in case of failure of any equipment the same shall be provided and arranged on priority
- Sample of quality shall be approval by Section prior to issuance at various State Life Building.

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TenderDocumentsForCleaning&JanitorialWorksofStateLifeBuilding,R.Y.KHAN.



**G- BILL OF QUANTITY/RATES FOR LABOR(A)**

SR.NO.	STAFF/WORKERS	NOS.	UNIT RATE/MONTH (RS)	TOTAL/MONTH (RS)
1.	Supervisor	01		
2.	Gardener /Cleaner	01		
3.	Sweepers	04		
5.	Plumber/Pump Operator	01		
	<b>Total Staff/Workers</b>	<b>07</b>		

**BILL OF QUANTITY/RATES FOR MATERIAL (B)**

Sr.#	Building No.	MONTHLY MATERIAL COST (RS)
1	State Life Building Rahim Yar Khan	

**Summary of Cost excluding overhead profit/taxes**

Sr.#	Description	COST (RS)
1	Cost of Labor (A)	
2	Cost of Material (B)	
3	Total/Month A+B	

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## H. SUMMARY OF COST

BREAKUP OF TOTAL QUOTED MONTHLY SERVICE CHARGES (INCLUDING LABOR, MATERIAL, TAXES AND CONTRACTOR'S PROFIT) FOR THE WORKS

ITEM	AMOUNT IN Rs. .
LABOR COST (A)	
MONTHLY MATERIAL COST (B)	
Total (C= A+B)	
All Taxes ,overhead, profit etc: D = ____% of C	
Total quoted amount for services per Month : E=(C+D)	
Total quoted amount per Annum. F=(E x 12)	

Rupees in Words: ( \_\_\_\_\_ ) per Annum

**Note:**

The above rates quoted shall be inclusive of all Profits ,taxes via Income tax ,GST,PST etc as per Government Rules.

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Tender Documents For Cleaning & Janitorial Works of State Life Building, R.Y.KHAN.

**I-LIST OF MONTHLY MATERIAL FOR PROVISION OF JANITORIAL SERVICES AT SLB  
R.Y.KHAN**

(BEST QUALITY BRANDED MATERIALS APPROVED BY STATE LIFE  
TO BE FURNISHED BY THE CONTRACTOR WITH TENDER)

<b><u>SR. NO.</u></b>	<b><u>NAME OF MATERIAL</u></b>	<b><u>UNIT</u></b>	<b><u>QTY.</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
1.	Phenyl	Nos.	15		
2.	Vim Max 500gm	Nos.	12		
3.	Towel.	Kg.	12		
4.	Soap Small.	Dozen	06		
5.	Phool Jharo.	Nos.	06		
6.	Cotton Cloth.	Kg.	03		
7.	Tin Finish Oil (500 ml)	Nos.	03		
8.	Sur Jharo.	Nos.	04		
9.	Surf Powder.	Kg.	04		
10.	Sulphuric Acid	Nos.	10		
11.	Viper Small	Nos.	02		
12.	Viper Large	Nos.	02		
13.	Mortien Killer tablet	Packet	01		
14.	Phynel tablet.	Kg.	01		
15.	Ruhi	Packet.	01		
16.	Naarial Jharo	Nos.	03		
17.	Toilet brush	Nos.	03		
18.	Harpic	Nos.	08		
19.	DustBin Small	Nos.	06		
20.	Glass Cleaner	Nos.	02		
	<b>Grand Total</b>			<b>(Amount)</b>	

Note:-The material shall be supplied each month Incharge RE may re- appropriate the quantities depending on need.

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## **J-LIST OF CLEANING EQUIPMENT FOR JANITORIAL SERVICES**

*(TO BE ARRANGED, PROVIDED AND STORED IN THE BUILDING BY THE CONTRACTOR AS PER BUILDING REQUIREMENT)*

<b><u>SR. NO.</u></b>	<b><u>NAME OF MATERIAL</u></b>	<b><u>UNIT</u></b>	<b><u>QTY.</u></b>
1.	Hand trolley.	No.	02
2.	Large Dustbin	No.	05
3.	G.I./Plastic Buckets	No.	05

- Contractor is bound to provide, store all required items, material, equipment at all time, in case of failure of any equipment the same shall be provided and arranged on priority.
- Sample of quality shall be approval by section prior to issuance at various State Life building.

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**CRITERIA REGARDING POST QUALIFICATION OF CONTRACTORS (JANITORIAL WORKS)**

**MANDATORY REQUIREMENT**

- a) NTN Registration
- b) Under taking on stamp paper that firm is not blacklisted.
- c) PST/Registration Certificate(from PRA)
- d) EOBI & SESSI Registration.

**1. YEAR OF ESTABLISHMENT:**

- a) The Company established for more than 10Years 10Marks
- b) The company established within 1 to 10 Years Proportionate

**2. WORKS DONE OF SIMILAR NATURE IN PAST:**

- a) More than 05 Nos. Projects (minimum value of Rs. 1.00 million per annum) 25 Marks
- b) 05 Marks for each works Proportionate

**3. WORKS OF SIMILAR NATURE IN HAND:**

- a) More than 05 Projects (minimum value of Rs.1.00 million Per annum) 20 Marks
- b) 04 Marks for each work Proportionate

**4. LIST OF TOOLS**

- a) Availability of required tools as per tender 10 Marks

**5. BANK/TAX CERTIFICATE:**

- a) Bank statement/Turnover(03 mark/year with annual turnover 03 million) 15 Marks

**6. LIST OF STAFF:**

- a) More than 30 20 Marks
- b) 15 to 25 10 Marks
- c) Less than 15 00 Marks

(Minimum qualifying marks 60)

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Tender Documents For Cleaning & Janitorial Works of State Life Building, R.Y. KHAN.



## **POST QUALIFICATION FORM**

### **INVITATION OF TENDER FOR PROVIDING JANITORIAL SERVICES AT SLB,R,Y,KHAN**

YEAR OF ESTABLISHMENT	WORK DONE OF SIMILAR NATURE IN PAST	WORK OF SIMILAR NATURE IN HAND	LIST OF TOOLS	BANK STATEMENT/CERTIFICATE	LIST OF STAFF
10	25	20	10	15	20

**Note:** Criteria of Post-qualification = 60 Marks.

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