

# STATE LIFE INSURANCE CORPORATION OF PAKISTAN REAL ESTATE DIVISION

# **TENDER DOCUMENTS**

# INVITATION OF TENDER FOR CONTRACT OF OPERATION & MAINTENANCE OF ELECTRICAL WORKS AT STATE LIFE BUILDINGS

## **SUKKUR & LARKANA.**

## **POST QUALIFICATION DOCUMENTS**

REAL ESTATE DEPARTMENT, 5<sup>TH</sup> FLOOR, STATE LIFE BUILDING, MINARA ROAD, SUKKUR.



# STATE LIFE INSURANCE CORPORATION OF PAKISTAN (SLIC) REAL ESTATE DIVISION

# POST QUALIFICATION INVITATION OF TENDER FOR CONTRACT OF OPERATION & MAINTENANCE OF ELECTRICAL WORKS AT STATE LIFE BUILDINGS – SUKKUR & LARKANA.

All Bidders desiring to qualify for this contract should complete and submit the post qualification documents to:

Manager (RE), State Life Building,

Minara Road, **Sukkur.** 

All inquiries related to these documents should be addressed in writing to Manager (RE).

Basic Conditions for Post - qualification.

- 1. Information supplied by the Bidders for the post qualification statement must apply to the company/firm named on the statement. The substitution of background information pertinent to post qualification will not be considered for another company related to the applicant company through a "Group Ownership".
- **2.** The SLIC will review the information supplied by the firms in post qualifications documents. Financial bids of those firms which pass the post qualification process will be opened in the presence of Bidder's representative who choose to attend at a time to be determined. The Financial Bid Documents of the Bidders who fail to post qualify shall be returned unopened.
- **3.** The response to this notice must be sufficiently detailed to convince the SLIC that the firms applying for Post Qualification have the experience as well as the technical and financial qualifications necessary for the execution of the subject works and they must prove that they have carried out similar works.
- **4.** All post qualification documentation including financial statement, auditor's report and bank references shall be in English language and signed and stamped by the company's/firm's seal and authorized signatory.
- **5.** Firm shall submit the following: 
  - o GST, Professional Tax Certificate (Mandatory)
  - o NTN Certificate issued by Revenue Board. (Mandatory)
  - Sindh Sales Tax Registration (Mandatory)

#### **RETURN TO:**

(Please complete the following)

In Charge / Manager Real Estate Department, 5<sup>th</sup> Floor, State Life Building, Minara Road,

Su	kk	ur.
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Jun	tur.	
1.	COMPA	ANY INFORMATION:
	a.	FULL NAME OF THE COMPANY / FIRM
	b.	REGISTERED OFFICE ADDRESS
	C.	DESCRIPTION OF COMPANY / FIRM
	d.	TELEPHONE NUMBER
	e.	E – MAIL FAX NO
	f.	CONTRACT'S NAME – TITLE
	g.	NAME OF PRESENT EXECUTIVE DIRECTOR AND THEIR POSITION
	h.	IN THE (COMPANY WITH BIO DATA)
	IDE COP	Y OF MEMORANDUM AND OF ASSOCIATION OR PARTNERSHIP DEED, WHICH EVER IS
2.	ORGAN	NIZATION AND FINANCIAL DATA:
	a.	TYPE OF BUSINESS ORGANIZATION (CORPORATION JOINT VENTURE PARTNERSHIP ETC).
	b.	IF JOINT VENTURE, NAMES OF THE JOINT VENTURE PARTNERS WITH NAME FO THE LEADING PARTNER
	c.	IF PARTNERSHIP, NAME OF THE PARTNERS WITH POSITION HELD BY EACH PARTNER
	d.	IF CORPORATION PROVIDE THE NAME AND THE TITLE OF PRINCIPALS (PRESIDENT, VICE PRESIDENT, ETC)

		WHEN STATE	INCORPORATED								
	e.	DATE BUSINESS FOUNDED									
	f.		UNDER PRESENT MANAGEMENT SINCE								
	g.	ATTACH THE LAST THREE (03) YEARS AUDITED FINANCIAL STATEMENT OF YOU COMPANY.									
		considered u	e, financial statement of each firmuless they are attested and Public Accounting Firm								
3.	PERI	FORMANCE REC	ORD								
	a.		e a brief resume of works com obs involving similar nature of w								
	b.	<u> </u>	es currently in progress of similar ong with letter of award)	ar nature of works (see	attached Form – 2,						
4.	LIST	OF REFERENCE	S								
	a.	What is the siz	ze of your permanent full time w	ork force?							
	b.	Provide organ responsibility	nization chart of your firm indi	cate lines of communica	ation and reporting						
	c.	•	echnical staff with their qualificanted for the proposed project.	ation and experience inc	luding of these who						
	d.		ters to the organization with according to the organization m								
5.	BLAG	CK LISTING									
	a.		rently black listed form any govt. anization, you need not apply.	semi Govt., autonomies	body, Corporation						

Please submit affidavit you are not black listed by any or organization above.

b.

	ANIZATION
a.	From Clients (Attach Certificate)
	1.
	2.
	3.
b.	From Bankers (Attach Certificate)
	1.
	2.
CER	ΓIFCATION – SIGNATURE
	reby certify to the best of my knowledge that the information hereby submitted in
I hei	hure correct.
I her brock	hure correct.
broc	hure correct.  IE:
NAM TITL	hure correct.  E:



# BID EVALUATION FORM FOR POST – QUALIFICATION LIST PREVIOUS EXPERIENCE OF SIMILAR NATURE OF WORKS

	1			1	1	, , , , , , , , , , , , , , , , , , , ,		,
NAME OF PROJECT &	FULL NAME &	NATURE &	CONTRACT	STATE ANY	TYPE OF	CARRIED OUT ALONE OR	START	COMPLETION
LOCATION	ADDRESS OF	PERIOD OF	VALUE	PENALTIES,	WORK	IN PARTNERSHIP (IF IN	DATE	DATE
	CLIENT	CONTRACT	(INDICATE	CLAIMS,		PARTNERSHIP STATE		
			CURRENCY IN	ARBITRATION		SHARE & NAME OF		
			PAK RS. ONLY)	Internation		PARTNER)		
			TAK NS. ONLI			TAKTIVLK		

**SEAL & SIGNATURE OF ELECTRICAL CONTRACTOR** 

### BID EVALUATION FORM FOR POST – QUALIFICATION CURRENT PROJECTS



#### LIST ALL PROJECTS OF SIMILAR NATURE, WHICH YOUR FIRM HAS UNDER WAY AT THIS TIME

NAME OF PROJECT & LOCATION	FULL NAME & ADDRESS OF CLIENT	NATURE & PERIOD OF CONTRACT	CONTRACT VALUE (INDICATE	STATE ANY PENALTIES, CLAIMS,	TYPE OF WORK	CARRIED OUT ALONE OR IN PARTNERSHIP (IF IN PARTNERSHIP STATE	START DATE	COMPLETION DATE
	0		CURRENCY IN	ARBITRATION		SHARE & NAME OF		
			PAK RS. ONLY)			PARTNER)		
								,

SEAL & SIGNATURE OF CONTRACTOR:	
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# CRITERIA EVALUATION / POST QUALIFICATION CONTRACT OF OPERATION & MAINTENANCE OF ELECTRICAL WORKS AT

#### STATE LIFE BUILDINGS - SUKKUR & LARKANA.

A.	CON	IPANY PROFILE:							
	i.	i. The company established more than 10 Years ago Marks (Full) 10 Marks							
		(Proportionate) (Documentary Evidence mus	t be attached)						
	ii.	The company established within 1 to 10 Years	(Proportionate)						
		(Documentary Evidence must be attached)							
B.									
	05 N	Marks per Contract (1.5 M Each) (Documentary E	vidence must be attached)	20 Marks					
C.	SIM	ILAR ELECTRICAL MAINTENANCE PROJECTS I	N PROGRESS:						
	05 N	Marks per Contract (1.5 M Each) (Documentary E	vidence must be attached)	20 marks					
D.	TEC	HNICAL STAFF:							
	i.	Engineer	03 Marks each	15 Marks					
	ii.	D.A. E	02 Marks each						
	iii.	Electrician/Technician	01 Marks each						
E.	ENL	<u>ISTMENT/PRE-QUALIFICATION WITH OTHER</u>	FIRMS:						
	03 N	Marks each company/letter (Documentary Evide	nce must be attached)	15 Marks					
F.	FINANCIAL POSITION:								
	i.	Average Turnover for the last three years	01 Marks each for 0.5 M	20 Marks					
	ii.	Banker Certificates	05 Marks each						
G.	DIS	QUALIFICATION:							
	i.	Firms black listed by any Government depart	nent and private companies.						

**Note:** Qualifying / passing marks, 60 or above.

#### Mandatory

- \* GST, Professional Tax Certificate (Mandatory).
- \* NTN Certificate issued by Revenue Board (Mandatory).
- \* Sindh Sales Tax Registration (Mandatory).

**SEAL & SIGNATURE OF ELECTRICAL CONTRACTOR** 



# CONTRACT FOR OPERATION & MAINTENANCE OF ELECTRICAL WORKS AT STATE LIFE BUILDINGS – SUKKUR & LARKANA.

#### **SCOPE OF WORK**

**1.** The following staff will be permanently required at site for daily operation and maintenance works during the working hours for two year (**Annexure 'D'**).

	SUK	LARK	TOTAL
i. Electricians (Possessing wireman license with 04	02	02	04
to 06 years (experience) of 11 KV & 440 V equipment/ power (one for DG set operation).			
Total strength	02	02	04

**NOTE:** License must be issued from Electrical Inspector, Sukkur / Larkana Region/ Interior Govt. of Sindh Pakistan.

#### 2. <u>DAILY OPERATION & MAINTENANCE</u>

- i. Visual inspection, checking and record reading of measuring instruments, Voltmeter, Ammeter PFI Plant.
- ii. Attend day to day electrical complaints.
- iii. Take extra care for preventive maintenance and repair work of entire Electrical Installations of the Building (List of Electrical equipment as mentioned in tender documents).
- iv. Operation of Generator on supply failure and maintain proper record.
- v. Demand for material, diesel and other consumables.
- vi. Coordination with Concern Utility provider/ Office of Electrical inspector & other concerned Govt. Agencies.

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#### **SEAL & SIGNATURE OF ELECTRICAL CONTRACT**

#### 2. (A.) PFI Reading:

i. Maintain register on daily basis in Three (03) Times a day & get check by respective Building Incharges (Real Estate). Reading should not less than from 0.9.

#### 3. MONTHLY MAINTENANCE SERVICE

Complete check-up of all major electrical equipments as per **Annexure 'A'**. Detailed reports will be submitted to Building Incharge with monthly bill

#### 4. **HALF YEARLY MAINTENANCE SERVICES**

Servicing and complete check-up of all major electrical equipments after shutdown from local source on Sunday as per Annexure 'C' (Detailed reports will be submitted). An experienced person/senior Engineer of Contractor will visit the Site for submitting his report about the Electrical Works and technical suggestions.

#### 5. **YEARLY MAINTENANCE SERVICE**

- i. Servicing, overhauling of main HT Panel, other HT & LT Panels and calibration of their instruments and relays (shutdown to be arranged from Concern Utility provider).
- ii. Oil testing of OCB's & 11 KV transformers for viscosity / dielectric strength.
- iii. Insulation resistance measurement by meager of entire L.T. electrical network and recording test readings.
- Annual servicing of the equipment's similar to half year service (as per Annexure 'A' iv. & 'C') detailed reports will be submitted.
- v. Coordination for arrangement of shut down from Concern Utility provider.
- vi. To coordinate with the manufactures for the maintenance of Diesel Generator Set.
- vii. Checking the earthing reading through proper earth testing meter.

#### SEAL & SIGNATURE OF ELECTRICAL CONTRACT

#### 6. <u>EMERGENCY SERVICE/VISIT</u>

- a. On receipt of any complaint (via phone call, letter or fax), the contractor will attend the complaints within 2 Hours. Reasons such as political strikes etc, for not attending the complaints shall not be accepted. All the collective and precautionary measures should undertaken by contractor regarding maintenance / servicing shall be checked and supervised by electrical Incharge / Supervisor / Officer.
- **b.** To immediately attend all emergency breakdowns and replacement works. All such repairing works are to be supervised and controlled by an experienced person / qualified Engineer.
- c. For major breakdowns and replacement/repairing of H.T, L.T Panels, Transformers & PFI involving additional manpower & material, the payment shall be considered separately on actual cost + 20% overhead / profit subject to prior approval & verification of State Life Site Incharge / Engineer. Please note that in case of minor replacement work, the actual cost of the components will be paid only. In case, SLIC provides the material, then additional charges will be paid @ 15%.
- **d.** In case of maximum/more additional manpower for any major repairing/replacement work the payment shall be made as per numbers of Labour supervisor, Engineer/involved.

#### 7. ENGINEER VISIT

Qualified Engineer will visit on half yearly basis in State Life Building – Sukkur & Larkana and check thoroughly all Electrical System & suggest to replace the defective component, improve the condition of Electrical System.

**NOTE:** No repairing / replacement charges will be paid for routine works to be carried out during duty hours.

#### 8. VARIATION IN CURRENCY & TAXES

During period of contract no currency variation, taxes escalation or labour escalations or any additional escalations like Govt. contribution (like EOBI/SESSI etc) shall not be claimed or entertained by State Life.

**SEAL & SIGNATURE OF ELECTRICAL CONTRACT** 

#### **STATE LIFE BUILDING - SUKKUR & LARKANA**

### LIST OF MAJOR EQUIPMENTS FOR MAINTENANCE

Sr.	DESCRIPTION	TOTAL
#.		
1.	11 KV load break switch 400A & 630 A with HRC fuses.	04 Nos.
2.	200KVA & 630 KVA transformer.	02 No.
3.	L.T. switch boards.	03 Nos.
4.	Power factor improvement plant 1x175 KVAR & 1 x 200 KVAR.	02 Nos.
5.	Sub main distribution on boards (SMB).	19 Nos.
6.	Distribution boards (DB).	42 Nos.
7.	Emergency distribution boards (EDB).	02 Nos.
8.	DG set 100KVA & 210 KVA.	02 No.
9.	Sub Meters.	Complete
10.	Lightening protection system.	Complete System
11.	Firefighting & water pump panels.	Complete System
12.	All types of lighting fixtures, power points, light points & bell points.	Complete System
13.	Building electrification and external lights etc., complete in all respect.	Complete System
14.	Telephone points and in-house telephone wiring of the building.	Complete System
15.	Fire alarm system.	Complete System
16.	Any other related works as per requirement of Electric Inspector, Sukkur Region.	Job

#### **HALF YEARLY / YEARLY MAINTENANCE SERVICE**

#### **HT Switch Gear**

- i. Cleaning of terminal contracts of volts meter, ammeter MDI & KVARH meters.
- ii. Check tightness of the connection at bus bars.
- iii. Check insulation resistance at bus bars.
- iv. Check tightness at primary & secondary connection of CTS &S PTS and continuity.
- v. Check for tightness, cleaning and alignment of auxiliary contracts.
- vi. Check for cleanness and mark of spark for dome plug top.
- vii. Check for mark of spark smoothness of contacting surface of fixed and moving contacts.
- viii. Check for proper grounding and clear ground terminal.
- ix. General cleaning of panel.

#### **Transformer**

- i. General cleaning of transformer including HV bushing & LV bushing etc.
- ii. Check mechanism of off load tapping switch handle for its proper operations.
- iii. Check silica gel and replace if required.

#### L.T. Switch Board

- i. Cleaning of terminal contacts of volt meter, ammeter and selector switch.
- ii. Check the tightness of connections at bus bars / circuit breakers.
- iii. Check insulation resistance on bus bars.
- iv. Check tightness at primary & secondary connections of CTS and continuity.
- v. Check for tight connections at ACB / MCB / Fuse switches.
- vi. Check for cleanness of all contacts surfaces (terminal).
- vii. Check for proper grounding connections at L.T. Panel.
- viii. Check of capacitors of PFI Plant contractor, fuse and relays (list to be made for damaged/defective component.

SEAL & SIGNATURE OF ELECTRICAL CONTRACTOR



- i. Cleaning and testing of bells.
- ii. Testing of call points.
- iii. Testing of fire alarm system.
- iv. Check the fire panel controls.

#### **Lightning Protection System**

Check lightening and continuity of the entire system.

#### **Earthling System**

Earth resistance test of all earth pits with earth tester and continuity testing of connections of earth conductor earthling leads of the entire earthling systems in the building including sub-station equipment's.

# <u>ELECTRICAL STAFF REQUIRED</u> <u>AT STATE LIFE BUILDING - SUKKUR & LARKANA.</u>

Working Days : 06 (six) working days in a week

Off Day : Sunday & Gazetted Holidays.

Working Time : 8:30 Hrs. to 17:30 Hrs. Electrician

The attendance of the will be monitored by RE incharges

#### **NOTE:**

- i. The above duty timings may be changed / altered, by State Life Building Incharge as and when required.
- ii. Maintenance Contractor should adhere that the replacement of electrical staff should not be changed frequently.
- iii. All replacement of electrical staff must be approved by State Life (Real Estate) Sukkur & Larkana prior to posting at site & they must have valid wireman and Supervisor licenses accordingly.
- iv. It will be responsibility of the Maintenance Contractor to check and arrange renewal of the licenses of the staff posted at State Life Building, Sukkur & Larkana during contract period every year.

#### 1. **GENERAL TERMS & CONDITIONS**

- i. Tender are invited for Operation & Maintenance Contract of Electrical Works at State Life Building, Sukkur & Larkana.
- ii. Tender shall be submitted in a sealed stamped envelope mentioning name of job.
- iii. Tender documents (all papers) must be initiated to signify the acceptance of tender's conditions.
- iv. State Life Insurance Corporation of Pakistan reserves the right to accept / reject any or all, the lowest or other bids in the light of PPRA rules.
- v. Any conditional tender will not be accepted and liable to rejection.
- vi. Tender without Bid Security will be rejected.
- vii. State Life will not be responsible for any loss to life and will not accept any claim, liabilities or compensation whatsoever.

#### 2. <u>SIGNING OF CONTRACT AGREEMENT</u>

- i. Upon acceptance of the tender the contractor shall execute with the State Life Insurance Corporation of Pakistan a proper agreement on a non-judicial stamp paper of Rs. 500/containing certain terms and conditions in the form prescribed by the State Life within 15 days from the acceptance of work order. The format of the agreement by SLIC which will be signed by the lowest bidder at the time of issuance of work order and the format of the agreement is attached at **Annexure H**.
- ii. The contract shall be governed and interpreted in all respects in accordance with the Laws of Pakistan.
- iii. At the signing of contract, the contractor will have to submit the valid license from Electric Inspector Govt. of Sindh which shall also be original seen by the Incharge RE and in case of expired license after the commencement of work, the contractor will have to renew it during the contract period.
- iv. In case of any dispute, Divisional Head (Real Estate) P.O., State Life is the final arbitrary authority to settle the matter and it will be liable to accept the decision by both parties. Whereas contractor shall be implied in any action commenced and further to enforce of any decree or order.

#### 3. MODE OF PAYMENT

- i. All staff will work for Six (06) days in a week. Sunday will be observed at weekly off. Un-authorize absences from the duty may be in term of deduction of wages.
- ii. All payment of bills will be made at Real Estate Office Sukkur & Larkana for approved Staff only. Monthly attendance sheet & report will be submitted to Building In charges Real Estate Sukkur & Larkana.
- iii. The contractor is bound to arrange payment to the deputed staff on the fifth of every calendar month for this purpose he will submit his bill along with monthly report & attendance sheet on the last date of every month.
- iv. The Contractor may inform Real Estate (Principal Office) for receiving late payments from Sukkur and Larkana (Real Estate) Office.
- v. Failure to make the payment up to end of second week of current month, State Life may pay all such amount to contractor staff and same payments would be deducted from the monthly bill of the contractor. If the contractor is late in making payment to his workers for any two consecutive months, the employer's representative may terminate of this contract for remaining period by giving a notice of one month.

#### 4. **TERMINATION**

i. The employer shall have the right to terminate the contract by giving a notice of 30 days to the contractor.

OR

ii. The contractor fails to fulfill his obligations regarding payment of salaries to his worker / staff as mentioned in clause 3 (iii, iv & v) above.

# **SPECIAL CONDITIONS**

# SUB: OPERATION & MAINTENANCE CONTRACT OF ELECTRICAL WORKS AT STATE LIFE BUILDING, SUKKUR & LARKANA.

1.	Amount of Bid Security (pay	Rs.25,000/- of tender amount in the form of			
	order) to be submitted with	pay order in favour of State Life Insurance			
	Financial bid given with tender	Corporation of Pakistan.			
	documents.				
2.	Release of Bid Security.	i. Shall be released to unsuccessful			
		bidders on acceptance of the lowest bid.			
		<i>ii.</i> To the lowest bidder, on satisfactory			
		completion of entire contract.			
3.	Date of commencement of work	Date of acceptance of letter of award.			
4.	Period of maintenance	One (01) Year.			
	service/contract				
5.	Method of mode of payment	On monthly basis on submission of bill, by			
		contractor on completion of satisfactory			
		services, monthly report and attendance sheet			
		duly verified by respective Building In charges.			
6.	Deduction of retention money.	05% will be deducted from monthly bill.			
7.	Release of retention money.	After the satisfactory completion of contract.			
8.	Income tax deduction.	As per procedure / rules announced by			
		Government of Pakistan from time to time.			
9.	Period of Honoring the bill	Within Ten (10) days of receipt of Site In			
		charge / engineer certificates.			



# STATE LIFE INSURANCE CORPORATION OF PAKISTAN REAL ESTATE DIVISION

## **TENDER DOCUMENTS**

# INVITATION OF TENDER FOR CONTRACT OF OPERATION & MAINTENANCE OF ELECTRICAL WORKS AT STATE LIFE BUILDINGS

## **SUKKUR & LARKANA.**

### **FINANCIAL BID DOCUMENTS**

REAL ESTATE DIVISION, 5<sup>TH</sup> FLOOR, STATE LIFE BUILDING, MINARA ROAD, <u>SUKKUR.</u>

### **FINANCIAL BID**

#### **CONTRACT CHARGES.**

	SLB - Sukkur Per Month (Rs) (A)	SLB - Larkana Per Month (Rs) (B)	Total Per Month (Rs) (A+B)
		(All Govt. Taxes should be include	ed in Bid amount.)
•	Annual contract amount. (SLB - Sukkur & Larkana,)	Rs	5
<u>FOI</u>	R RATE ONLY		
1.	Centrifuging and Dehydration (Rates per KVA basis).		
2.	Supply and Refilling of Tested Transformer Oil (per Liter).	•	
3.	Transformer Oil test charges (	per test) Rs	

#### **NOTE:**

4.

5.

- a. Minimum Wages should not be less than as per directive of honorable Supreme Court of Pakistan, this policy must be implemented / wages increase as per announced Govt. policy time to time.
- b. Minimum wages and other terms & conditions of employment of personnel engaged for the job shall not be less than fixed by the Government / law of land.
- c. The Contractor shall submit proof of payment of paying wages not less than fixed by Govt. or authorized department every month to the employer / corporation. If it is found / reported that the minimum wages are not being paid by the contractor. The same shall be deducted from the monthly payable amount.

SEAL & SIGNATURE OF ELECTRICAL CONTRACTOR / FIRM

Cost of Silica Gel imported (Per KG).

Overtime (Electrician) Fixed. (On the discretion of RE)

Per Hour Rs. 80/-

# **FINANCIAL BID DETAILED BIFURCATION**

Description		SUKKUR(A)			LARKANA(B)		
	<b>Total Staff</b>	Qty.	Salary (Each)	Total Salary	Qty.	Salary (Each)	Total Salary
	Required						
Electrician	04	02			02		
Total Wages of Staff per Month		(Rs)					
Profit		(Rs)					
All Govt. Taxes, SST, Income Tax etc.		(Rs)					
Total Bid Price Per Month		(Rs)					
Total Bid Price for One Year		(Rs)					
Grand Total/Month (A+B)		(Rs)					
Total Bid Price Per Annum		(Rs)					
			L				

Price quoted should be fixed for the term of contract period.

If the above breakup is not included the bid shall be considered as an incomplete bid

SEAL & SIGNATURE OF ELECTRICAL CONTRACTOR / FIRM

## RECEIPT

SUB: INVITATION OF TENDER FOR CONTRACT OF OPERATION & MAITENANCE OF ELECTRICAL WORKS AT STATE LIFE BUILDINGS—SUKKUR & LARKANA.

Received with thanks one set of tender documents for captioned works from Real Estate Department State Life Insurance Corporation of Pakistan, Sukkur on payment of Rs. 1000/-.

For and on behalf of M/s.