

Renovation Works at Askari Tower, Lahore

TENDER DOCUMENT



National Insurance Company Limited

**NICL Building,
Abbassi Shaheed road, Karachi
Tel: +9221-99225905**

REQUEST FOR QUOTATION (RFQ)

INTERIOR CONSTRUCTION WORKS OF NICL OFFICE AT LAHORE

NICL	Date:
	Reference:

Dear Sir,

We kindly request you to submit your quotation for Interior Construction Works of NICL Office at Askari Corporate Towers, Lahore, as per SOW below of this RFQ.

Bid Documents (Technical & Financial) may be submitted via EPADS on or before **2:30 PM, 5/6/2024**, and Technical Bid Will be Opened on same day at **3:00 PM**

It shall remain your responsibility to ensure that your quotation will reach via Soft and Hard Copies to address above on or before the deadline. Quotations that are received after the deadline indicated above, for whatever reason, shall not be considered for evaluation.

Please take note of the following requirements and conditions pertaining to the supply of the above-mentioned services.

- a. The contractor shall be well familiar with construction byelaws and fit out guide lines of Askari Development & Holdings (Pvt) Ltd.
- b. Contractor has to work for drilling, noise creating jobs, hammering jobs after 1800 hours. Labour shall be properly qualified for health, safety requirement. No labour will be allowed to stay inside building after performance of respective task. Must have valid CNIC.
- c. The activities have to be supervised/monitored by qualified engineers as per PEC instructions.
- d. Contractor, minimum C4 registration with PEC also shall have minimum three projects of similar nature of working in High rise building (50 meters) will be given preference.
- e. Contractor shall have work experience to execute projects in United State Green Building (LEED) qualified projects.
- f. Bid guarantee (refundable) of **Rs.1,800,000/-** to be enclosed in technical bid and also submitted in sealed envelope before or by deadline for submission in the form of pay order in favour of 'National Insurance Company Limited' and performance guarantee (8%) of the total amount .

Scope of Work

1. Complete Civil & Interior Construction Works (All Partitions Systems, complete ceilings, Floorings, Wall Finishes, All other provisions etc. in coordination with Sub-Contractors if any

2. MEP Works
3. Fire Life Safety Works
4. HVAC Works
5. All ICT/ IT related Works

Exact Address of Construction: 2nd Floor, Askari Corporate Tower, Liberty Roundabout, Main Boulevard, Gulberg III, Lahore, Pakistan (Tenancy Area of 15,095 Sq Ft)

Latest Expected Delivery Date: 60 days from the issuance of the Work Order (WO), failing to complete the project within time will be dealt as per PEC Liquidation clause, as TIME IS ESSENCE OF THE PROJECT. The delay caused due to contractor fault and assessed by consultant will be binding to pay rent, CAM charges and electric bill for those days.

Delivery Schedule: Required

Currency of Quotation: PKR

Applicable Tax on Price Quotation: Must be Inclusive of all Tax and other applicable indirect Taxes

Deadline for the Submission of Bids (Technical & Financial): 5/6/2024, 2:30 PM, Pakistan Time with opening on same day at 3:00 PM, via EPADS.

NICL reserve the right to cancel the bid or bids.

All documentations shall be in this language: English

Documents to be submitted

- Company Profile
- Previous Project Reference List
- Proposed Construction Schedule
- Method of Performing Work
- List of Sub-Contractors
- Organization Chart of Supervisory Staff & Labour
- Mobilization Advance Guarantee & Bond

Period of Validity of Quotes starting the Submission Date: bid validity period is 90 days and In exceptional circumstances, NICL may request the Vendor to extend the validity of the Quotation beyond what has been initially indicated in this RFQ. The Bidders shall confirm the extension in writing, without any modification allowed in Bid already submitted.

Partial Quotes: Not Permitted

Payment Terms: 50% Mobilization Advance, 20% Payment on Completion of 50% Work Done, 20% Payment on Completion of 80% Work Done and 10% Payment on Completion of total work done.

Evaluation Criteria

- Technical responsiveness/Full compliance to BOQ requirements and Lowest price
- Full acceptance of the PO/Contract General Terms and Conditions

NICL will award to: Technically Compliant & Lowest Contractor

Type of Documents to be Signed: Work Order, Contract

Special conditions of Contract: Retention bond of 10% of the Final Net Contract Sum which will be refundable back to the contractor only after the defects liability period of 12 (Twelve) months

Conditions for Release of Payment: Written Acceptance of service based on measure and pay and full compliance with BOQ requirements

Attachments to this RFQ: Links in Email for Documents Download

Contact Person for Inquiries (Written inquiries only): _____

IMPORTANT NOTES TO RFP

1. Services offered shall be reviewed based on completeness and compliance of the quotation with the described BOQ/ Drawings above and any other annexes providing details of NICL requirements.
2. The quotation that complies with all of the specifications, requirements and offers the lowest price, as well as all other evaluation criteria indicated, shall be selected. Any offer that does not meet the requirements shall be rejected.
3. Any discrepancy between the unit price and the total price (obtained by multiplying the unit price and quantity) shall be re-computed by NICL. The unit price shall prevail and the total price shall be corrected. If the supplier does not accept the final price based on NICL's re-computation and correction of errors, its quotation will be rejected.
4. At any time during the validity of the quotation, no price variation due to escalation, inflation, fluctuation in exchange rates, or any other market factors shall be accepted by NICL after it has received the quotation.
5. Contractor to quote as per the recommended Specifications/Materials/Vendors and Brands, however if something is Not available in Current Market w.r.t the Recommendations, then Contractor would suggest the Equivalent options before providing Final quotes.
6. During Construction stage, if Contractor wants to change any Drawing/ Details, then they have to provide the Shop Drawings before execution of the Works.
7. All the Works has to be done as per Askari Towers Guidelines and By Laws where NICL/ Askari Towers consultants can check the Work at any time during Construction and recommend changes.
8. Wastage accounted in any Material should not be more than 5%
9. Contractor has to provide 01 Year Warranty for all the Works to be executed. If any Maintenance works is required at any stage during Warranty period because of Faulty Construction/ Poor Quality/ Bad Workmanship, then Contractor is obliged to fix the issues Free of Cost.
10. Any damage to the property during the Construction phase will be on Account of Contractor.

Marking Criteria For Contractors

S/No	PEC Registration (Min C-4)	NTN / PRA Registration	Five Similar Projects of Fit Out in Last 03 Years	Completion of Five Similar Projects in 60 Calendar Days (client completion certificate required)	Civ / Elec Engrs, Supervisory Staff QS	Appreciation Letter from Completed Five Similar Projects Clients	Total Marks	Remarks
1	5	5	50 (10 each)	25 (05 each)	10 (Engrs 3 each, Supervisor 1, QS 1)	5 (1 each)	100	Firm/ company/ AOP will be considered not illegible if having legal case in any court of law, FBR or other revenue authorities

Note:- 50 marks are qualifying marks

Financial Bid

NICL OFFICE No. 2, Floor 2
AT ASKARI CORPORATE TOWER LAHORE
SUMMARY OF COST

Sr #	Description of Works	Amount (Rs)
A	Interior Works	
B	Public Health Works	
C	Electrical Works	
D	HVAC Works	
E	Fire Fighting Works	
	Total Amount (Rs)	
	Add (all Taxes)	
	Grand Total (Rs) including all Taxes	

NICL OFFICE AT ASKARI CORPORATE TOWER LAHORE

Civil / Interior Works - BOQ

Refer Civ / Interior Drawings

Sr #	Description of Works	Unit	Qty	Rate (Rs)	Amount (Rs)
A	Interior Works				
1	Block Work 4" Thick				
	Providing and laying first Class 4" thick Block work in 1:3 cement sand mortar including cost of 1" wide 16 SWG GI sheet strip in full length of wall at every 4th course as hoop iron as per drawing complete in all respects.	Sft	2430		
2	R.C.C (1:2:4) Lintels				
	Providing and laying cast-in place reinforced cement concrete (1:2:4), using ordinary Portland cement, coarse sand sand and crushed stone aggregates including vibrating through electro mechanical vibrator, Fair face form work and its removal, placing of all pipes, sleeves PVC conduits & fittings, with necessary arrangements where required and other embedded items before concreting (provided for payment separately) , curing etc. complete in all respects as per drawings, specifications and as approved by the Engineer	Cft	60		
3	Reinforcement Steel				
	Providing, Cutting, fabricating and fixing in position Mild Steel deformed reinforcement rebar grade 60 strength of 60000 psi including all cost of cleaning, straightening, cutting, bending, binding with 12 SWG annealed binding wire, wastage and such overlaps as are not shown in drawings, using precast concrete spacer blocks and steel chairs for formwork cover etc. Complete all as per drawings, specifications and as directed by the Engineer.	Kgs	150		
4	Walls Plaster				
	Providing and laying ½"-¾" thick cement sand	Sft	5760		
5	Foam Concrete for flooring				
	Providing & laying foam concrete thickness of 2-2.5" and accordong to the instructions of the Engineer/Consultant. Complete in all respects.	Sft	12011		
6	Foam Concrete for flooring upto 8" for bath floor				
	Providing & laying foam concrete thickness of 8" and accordong to the instructions of the Engineer/Consultant. Complete in all respects.	Sft	930		

7	Bath tiles on wall 4x2 feet (Bath)				
	Providing and laying porclien tiles as approved by architect ,Pakistan made base rate 3500/sqm	Sft	3280		
8	Tiles On Floor 2x2 feet (Bath)				
	Providing and laying porclien tiles as approved by , Pakistan made base rate 3000/sqm	Sft	930		
9	Tiles On Floor 2x2 feet office areas				
	Providing and laying porclien tiles as approved by , Pakistan made base rate 3000/sqm	Sft	12000		
10	Tiles skirting				
	Providing and laying porclien tiles as approved by , Pakistan made base rate 2000/sqm	Rft	2360		
11	Carpet floor (conference room)				
	Providing and laying carpet tiles 24"x24" as approved by , Pakistan made	Sft	580		
12	4" thick MDF Partition (Low Height)				
	Providing and fixing MDF Partition with 2 side 3/4" Thick MDF over partal Wood framing , complete in all respects as per drawings	Sft	3750		
13	4" thick Gypsum Board Partition (Full Height)				
	Providing and fixing Gypsum Board Partition with Gypsum board over 24swg GI framing and Glass Wool Filling , complete in all respects as per drawings	Sft	3080		
14	4" thick Cement Board Partition (Full Height)				
	Providing and fixing Gypsum Board Partition with 2 side 12mm thick Cement board over 24swg GI framing and Glass Wool Filling , complete in all respects as per drawings	Sft	1980		
15	Gypsum Board Cladding on walls and column				
	Providing and fixing Gypsum board cladding on walls, complete in all respects as per drawings	Sft	1966		
16	False Ceiling Gypsum board				
	Providing and Fixing Gypsum false ceiling of any shape and design including all hanging hardwares/arrangements with complete finishing as mentioned in drawings and directed by the Architect	Sft	13200		
17	False Ceiling (24"x24") Terrace Area				
	Providing and Fixing Ceiling 24"x24" ceiling of any shape and design including all hanging hardwares/arrangements with complete finishing as mentioned in drawings and directed by the Architect	Sft	1660		
18	Paint Plastic Emulsion				

	Providing and laying Plastic Emulsion Paint on ceiling & walls approved colour/make by the Architect. After applying priming coat of same make, complete in all respects.	Sft	29680		
19	Roller Blinds				
	Providing & fixing of roller blinds on windows of approved quality by the consultant / architect. Complete in all respects.	Sft	3820		
20	Main Door				
	Providing & fixing of Double leaf glass Door 12mm tempered glass , approved quality/manufacturer and design/material including all required hardwares, chowkhat, floor Machine,locks and hinges etc. complete in all respects with NICL logo	L/S	1		
21	12mm thick glass partition				
	Providing & fixing 12mm thick Tempered glass with 2mm thick aluminum black powder coated U-Channel , approved quality/manufacturer and design/material including all required hardwares, complete in all respects.	Sft	1350		
22	12mm thick frameless glass Door				
	Providing & fixing 12mm thick tempered glass Leaf with all Hardware ,customized handles approved quality/manufacturer and design/material including all required hardwares, complete in all respects.	sft	264		
23	6mm thick glass Aluminum sliding window (Gym				
	Providing & fixing 6mm thick tempered glass aluminum window Leaf 1.6mm thick aluminum section with all Hardware approved quality/manufacturer and design/material including all required hardwares, complete in all respects.	sft	310		
24	Mirror in Toilets				
	Providing & fixing Mirror in toilet area, full wall	Nos	12		
25	Fiber Glass Door for Bath Rooms				
	Providing & fixing fiber Glass Door with frame and all hardwares .	Sft	360		
26	Fiber Glass Door for Store and Gym Area				
	Providing & fixing fiber Glass Door with frame and all hardwares .	Sft	200		
27	Blind film on Glass				
	Providing and fixing of Blind Film 3M or equal	Sft	360		
28	Floor Waterproofing				

	Providing and laying 2 layers of Chemical with brush BRAND: Fast /ULTRA/sikka/aquafin	Sft	12200		
29	Cabinets (PANTRY)				
	Providing and fixing cabinets	L/s	1		
30	Marble thresholds				
	Providing and fixing thresholds as per shown in drawings	Rft	85		
31	Ceiling Access Doors				
	Providing and fixing 2'x2' Ceiling Access doors in ceiling	nos	24		
32	Feature Wall at Reception Area				
	Providing and installing feature wall at reception area with NICL Logo complete in all respects as per architect instructions and design	L/S	1		
33	4 Ply Fiber Glass shed				
	Supply and fabrication of 4 Ply Fiber Glass Shed over 16 SWG MS Framing Vertical Support and Base plates complete in all respects as per architect instructions and design	Sft	2150		
34	Wooden Cabinets				
	Supply and fabrication wooden cabinets with Laminated MDF Front leaf lock handle hinges all hardware complete in all respects as per architect instructions and design	Sft	4250		
	Total Amount (Rs)				

NICL OFFICE AT ASKARI CORPORATE TOWER LAHORE

Public Health Works - BOQ

Referecnce Plumbing Drawings

Sr #	Description of Works	Unit	Quantity	Rate (Rs)	Amount (Rs)
B	Public Health Works				
1	Plumbing Works (PPRC & uPVC)				
	Providing, fixing, jointing and testing Polypropylene Random (PPR) PN20 pressure pipe for cold, hot and hot water return water as per DIN 8077-8078 for pipes and DIN 16962,PN25 for fittings (polyfusion welded joints) inside building including fittings and specials (sockets, tees, elbows, bends, crosses, reducers, adaptor, plugs and union etc.) supported on walls or suspended from roof slab or run in chases including pipe hangers, supports, walls cutting and concrete in slabs with core cutter for pipelines complete in all respects.	Per Bath	13		
	Providing, uPVC pipe including fittings, solution for jointing, include clamping to walls and ceiling , hangers, supports for pipeliness complete in all respects.				
2	Bath Fittings & Fixtures				
	Preoviding & fixing bath fittings of approved make(Porta) (including (basin mixer, double bib cock toilet shower, Tee stop Cocks etc) and approved quality wall hung W.C with concealed cistern, wall hung basin). Complete in all respects.				
3	Geezer 12 Ltr	Nos	2		
4	Pressure Pump with all fitting and pressure switch	Nos	1		
5	Pantry Sink with Tap	Nos	1		
	Total Amount (Rs)				

NICL OFFICE AT ASKARI CORPORATE TOWER LAHORE

Electrical Works - BOQ

Reference Electrical Drawings

Sr. No.	Description	Qty	Unit	Rate (Rs)	Amount (Rs)
1	<u>MAIN PANEL BOARD</u>				
	Supply, Installation & Commissioning of sheet metal clad				
1.01	totally enclosed free standing, front excess MAIN PANEL BOARD.				
i)	Lugs, shrouds etc.				
ii)	Supply and Installation of new internal connecting wires/cable/links as per size of breakers if required.				
iii)	Phase indication lights, volt meter & selector switch, copper bus bar etc.				
	<u>j) MAIN POWER DISTRIBUTION BOARD</u>				
	<u>ATS WITH MOR</u>				
	<u>100 A 3 POLE BREAKER NO 1</u>				
	<u>63 A 3 POLE BREAKER NO 1</u>				
	<u>16 A SP NO 80</u>				
		1	Job		
	SUB TOTAL SECTION (1.0)				
2	CIRCUIT POINT WIRING				
	Cable: Fast/Newage				
	Supply and Wiring of light circuit from DB to switchboard with 2 Nos. 2.5mm ² + 1 No 1.5mm ² single core insulated 300/500 volt grade cables in & including PVC conduit				
2.01	installed recessed in walls/R.C.C. Slab, installed on ceiling or as required as per site conditions. Complete with all conduit accessories junction boxes, pull boxes as required complete in all respects fast/newage/pakistan cables	25	Each		
	Supply and Wiring of first light/wall/exhaust consisting of one point controlled by one switch with 3 Nos				
2.02	1.5mm ² insulated 300/500 volt grade wire in and including PVC conduits recessed in walls/R.C.C. slab, or installed on	75	Each		
2.03	Same as item No. 2.02 above but light point to light point wiring	175	Each		
	Supply and Wiring of first 3 pin 15 Amps multi pin socket outlet point from D.B with single core 2 Nos.				
2.04	2.5mm ² PVC insulated 300/500 volt grade cable and 1 no 1.5 mm ² & including PVC conduit recessed in walls/R.C.C. slab, or installed on surface of Ceiling including all conduits accessories, junction boxes, pull boxes etc	65	Each		
2.05	Same as item but wiring of switch socket outelt point to point wiring.	155	Each		

	Supply, Installation & Connecting cable CAT-6 for telephone	3696	Meter		
	Supply & Installation of computer outlet dual face plate with				
3.03	No. RJ-45 I/O	156	Each		
3.04	Same as item No. 5.03 above but computer outlet single face plate with 1 No. RJ-12	156	Each		
	Supply, Installation & Connecting up of patch panels CAT-6				
3.05	UTP of following ports, complete with RJ-45 CAT-6 outlets and cable				
i)	24 ports.	4	Each		
	Supply, installation and connecting up of POE Wifi Router make Unifi u6 Lite with wiring using CAT-6 UTP cable in				
3.06	appropriate conduit	5	Each		
3.07	Supply, Installation of data cabinet appropriate size complete with all accessories including, cable- management troughs, labels, label holders, cable guide, etc., floor standing cabinet with lockable glass door including fan, shelves.	1	Each		
	also be installed in same cabinets).				
3.08	Supply, Installation & Connecting up of Category-6, 4-pairs				
	UTP cords with 4-pairs modular plugs, as follows:-				
i)	1.0m (patch cord).	114	Each		
3.09	Supply and Installation of following type of HDMI cable best quality tested with boths end jacks.				
iii)	20 meter.	4	Job		
3.10	Supply, Installation & Connecting up of Switch of 48 ports, complete make CISCO (refurbished) in good condition.	4	Each		
3.11	Electrical Technology box having Universal Power socket, Data, HDMI, USB	15	Each		
3.12	supply and installation of ceiling mounted speaker 6 watt .according to drawings and specifications	16	Nr.		
3.13	Supply and installation an outlet with cable (2x1.5)mm ² , Cu, shielded of ceiling/wall speaker according to drawings and specifications.	16	each		
3.14	100 watt amplifier	3	each		
3.15	biometric attendance machine with face recognition with wiring co	1	each		
SUB TOTAL SECTION (5.0)					
4	<u>FIRE ALARM SYSTEM</u>				
4.01	Intigration of below items with owner supplied fire alarm panel.	1	Job		
4.02	Supply & Installation of addressable conventional smoke detector with base make Contect Plus (UK) / Gent by Honeywell	41	Each		
4.03	Supply & Installation of conventional heat detector with base make Contect plus (UK) / Gent by Honeywelland including all a	2	Each		

4.04	Supply & Installation of conventional call point with back box Gent by Honeywell	6	Each		
4.05	Supply & Installation of conventional wall sounder make Gent by Honeywell	3	Each		
4.06	Supply and Wiring of smoke /heat detector and manual call point with 2 core 1.5mm ² twisted shielded heat retardant cable make FR or approved equivalent in and including PVC conduit with all installing accessories, complete in all respect as per drawings and specification.	1450	Meter		
4.07	Testing and Commissioning for Fire Alarm System.	1	Job		
SUB TOTAL SECTION (8.0)					
5	<u>CCTV SYSTEM</u>				
5.01	Supply Installation & Connecting of CAT-6 cable to be drawn in & including 1" dia PVC conduits as per specification and drawings.	950	Meter		
5.02	Supply & Installation of 2MP IP cameras make Dahua or equivalent	8	Each		
5.03	Supply & installation of 16 channel NVR with 6 TB surveillance HDD, POE switch 24 port Dahua/Hikvision	1	Job		
5.04	Testing and Commissioning for CCTV System.	1	Job		
5.05	32 inch LCD for cctv display TCL	1	each		
5.06	42 inch led TCL	2	each		
5.07	65 inch led TCL	2	each		
5.08	4 ton ac unit	2	each		
SUB TOTAL SECTION (9.0)					
UPS AND EXCHANGE					
UPS 30 KVA, 3 Phase with 10 min backup ABB or equivalent					
Telephone exchange with provision of 6 trunk lines +156 extensions					
SUB TOTAL SECTION					
Total Rs:-					

NICL OFFICE AT ASKARI CORPORATE TOWER LAHORE

HVAC Works - BOQ

Reference HVAC Drawings

ITEM NO.	MECHANICAL HVAC WORKS	UNIT	QTY.	UNIT PRICE (RS)	TOTAL (RS)
	DESCRIPTION				
1	<u>General notes:</u>				
	Supply and /or installation and of a complete system of Air condition system, ductwork, all piping, fittings and controls as herein specified and shown on plans. Price for system shall include all required equipment accessories, pipe sleeves & Escutcheons, Equipment identification, tools & spare parts, protective painting of all systems ...etc.				
	Specification, drawings, and bill of quantities are complimentary and are to be taken together for complete interpretations of the work.				
	In case of conflict between contract document, please refer to the engineer for clarification.				
	Quantities, include in this bill of quantities is for guidance, the contractor shall check and verify all quantities.				
	The contractor should include in his offer all required materials needed for optimum operation whatever or not mentioned in the bill of quantity.				
	Responsibility of contractor is to ensure that all works are in conformity with international stated codes and local regulations.				
	The specification, the accompanying drawings and bill of quantities, are intended to secure the provisions of all material, labor equipment, and services necessary to install complete, tested, ready for operation and set to work the fire fighting systems in accordance with the specifications and drawings.				
	ALL builder works ,sleeve opening, cores drilling , sleeve , wooden frames , steel frames, concrete or steel bases are including in items prices without extra cost.				
	All equipment transportation from suppliers stores or loction of equipments inside Egypt to site are including in installation price without extra cost.				
	To Collection				
1	<u>DUCT WORK</u>				

	Supplying and installing of galvanized steel sheet metal duct work for supply, lines complete with hangers, supports, flexible ducts, connections, opening on walls and roof and all needed to complete work as per drawing and specification and SMACNA standards.				
1.1	Weight by PD (24 guage)	kg	3450		
1.2	Weight by PD (22 guage)	kg	4500		
2	<u>DUCT INSULATION 8 ounce</u>	SFT	7950		
	or p3 Ducting	sft	12,500		
	To Collection				
3	<u>AIR DISTRIBUTION</u>				
	Supplying, installing ,connection, test ,balancing and commissioning of grilles, slots, diffusers complete with-but not limited to straightners, dampers, plenums, clamps,outlet damper, hangers support and paint and all other accessories as per specifications and as shown on drawings.				
3.1	<u>Supply Diffusers with damper 12x12</u>				
		No.	60		
3.2	<u>Return Diffusers</u>	No.	50		
3.3	VCD	NO	30		
3.4	VAV	NO	1		
3.5	<u>EXHAUST CEILING REGISTER with face size 6"x6"</u>				
3.5.1	- N.S 6"x6"	No.	13		
4	<u>TESTING & BALANCING</u>				
4.1	Total HVAC system testing, adjusting, and balancing, for both air and water by a third part specialized in such works; having experienced personnel;well equipped with the appropriate devices, including all required	L.S	1		
	TOTAL HVAC WORK (GI SHEET)				
	OR TOTAL HVAC WORK (P3) (OPTION 2-RATE)				

NICL OFFICE AT ASKARI CORPORATE TOWER LAHORE

Fire Fighting Works - BOQ

Reference Fire Fighting Drawings

ITEM NO.	MECHANICAL FIRE FIGHTING WORKS	UNIT	QTY.	UNIT PRICE (RS)	TOTAL AMOUNT (RS)
	DESCRIPTION				
1	BLACK STEEL PIPES(INSIDE BUILDING)				
	Supply and install Black seamless steel pipes schedule 40 for above ground installations complete with all UL listed and FM approved grooved connection fittings, hangers, supports, above each riser and all necessary accessories.				
1.1	'(Huffaiz seamless)Φ.dn 1"	M	350		
1.2	Φ.dn 1.25"	M	75		
1.3	Φ.dn 2"	M	60		
1.4	Φ.dn 2.5"	M	60		
1.5	Φ.dn "3	M	56		
2	<u>Sprinklers</u>				
2.1	PENDENT type	No.	60		
4	<u>Fire Extinguisher</u>				
4.1	<u>Portable Fire Extinguishing</u>				
4.2	Type FE - 1 (dry powder 6 kg)	No.	6		
4.3	Type FE - 2 (co2)	No.	1		
	TOTAL AMOUNT (RS)				

ADHL CONSULTANCY

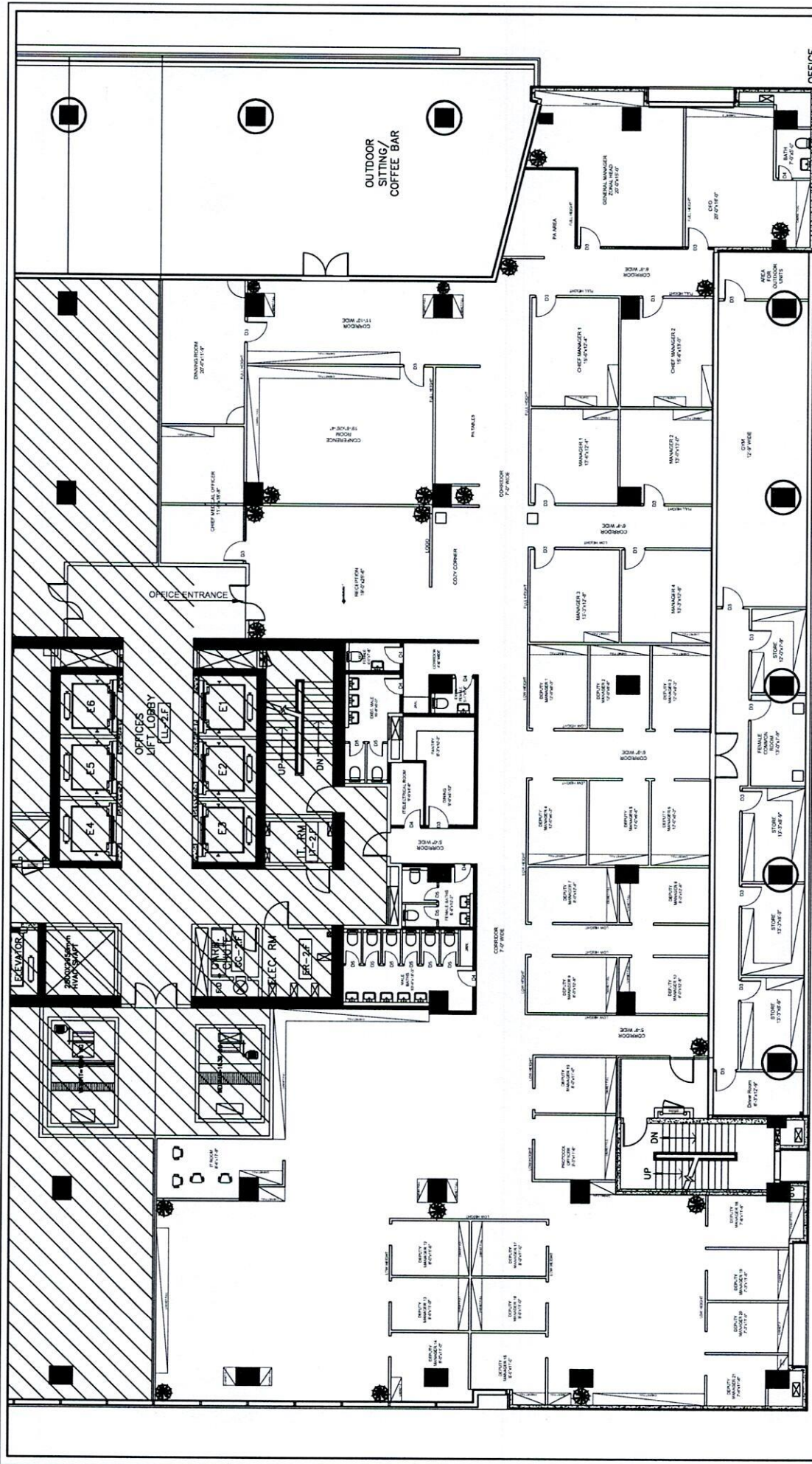
2nd FLOOR ASKARI TOWER
OFFICE DESIGN

WORKING DRAWINGS

CLIENT:

NATIONAL INSURANCE
COMPANY LIMITED
(NICL)





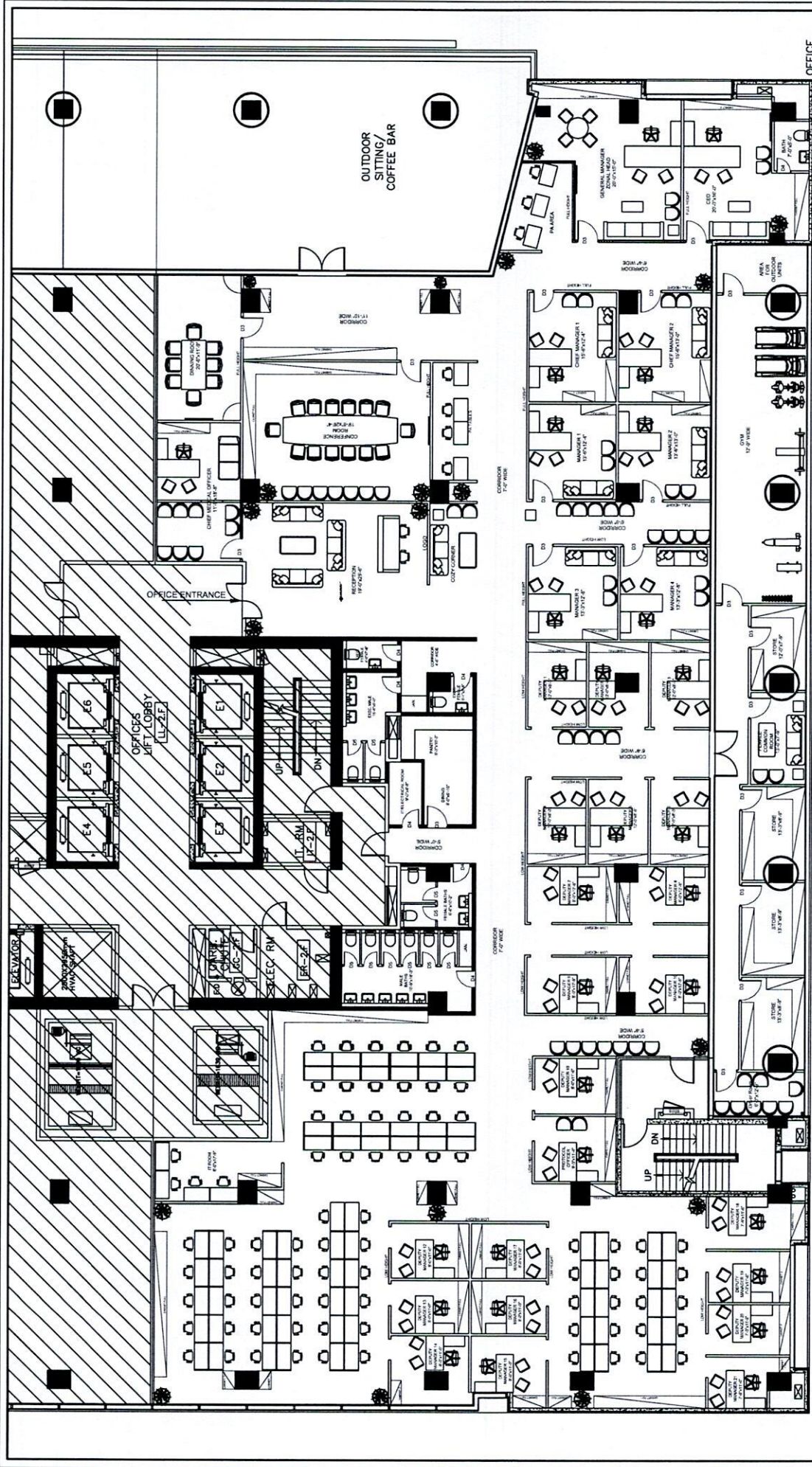
OFFICE
12800 sq ft
15500

1	OWNER
2	ARCHITECT
3	GENERAL CONTRACTOR
4	MECHANICAL CONTRACTOR
5	ELECTRICAL CONTRACTOR
6	PLUMBING CONTRACTOR
7	PAINTING CONTRACTOR
8	LANDSCAPE ARCHITECT
9	INTERIOR DESIGNER
10	ENVIRONMENTAL ENGINEER
11	ACoustical ENGINEER
12	Structural ENGINEER
13	Fire ENGINEER
14	Energy ENGINEER
15	Transportation ENGINEER
16	Other ENGINEER
17	Other PROFESSIONAL
18	Other

10th
Revision
31-03-2024

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E.mail: info@awt.com.pk	DRAWING NAME: FLOOR PLAN DESIGN		CHECKED BY: Muhammad Arham - Architect	TITLE: WORKING DRAWINGS	CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	DATE: 16-04-2024
	SCALE: 1/4" = 1'-0"			SCALE: 1/4" = 1'-0"		





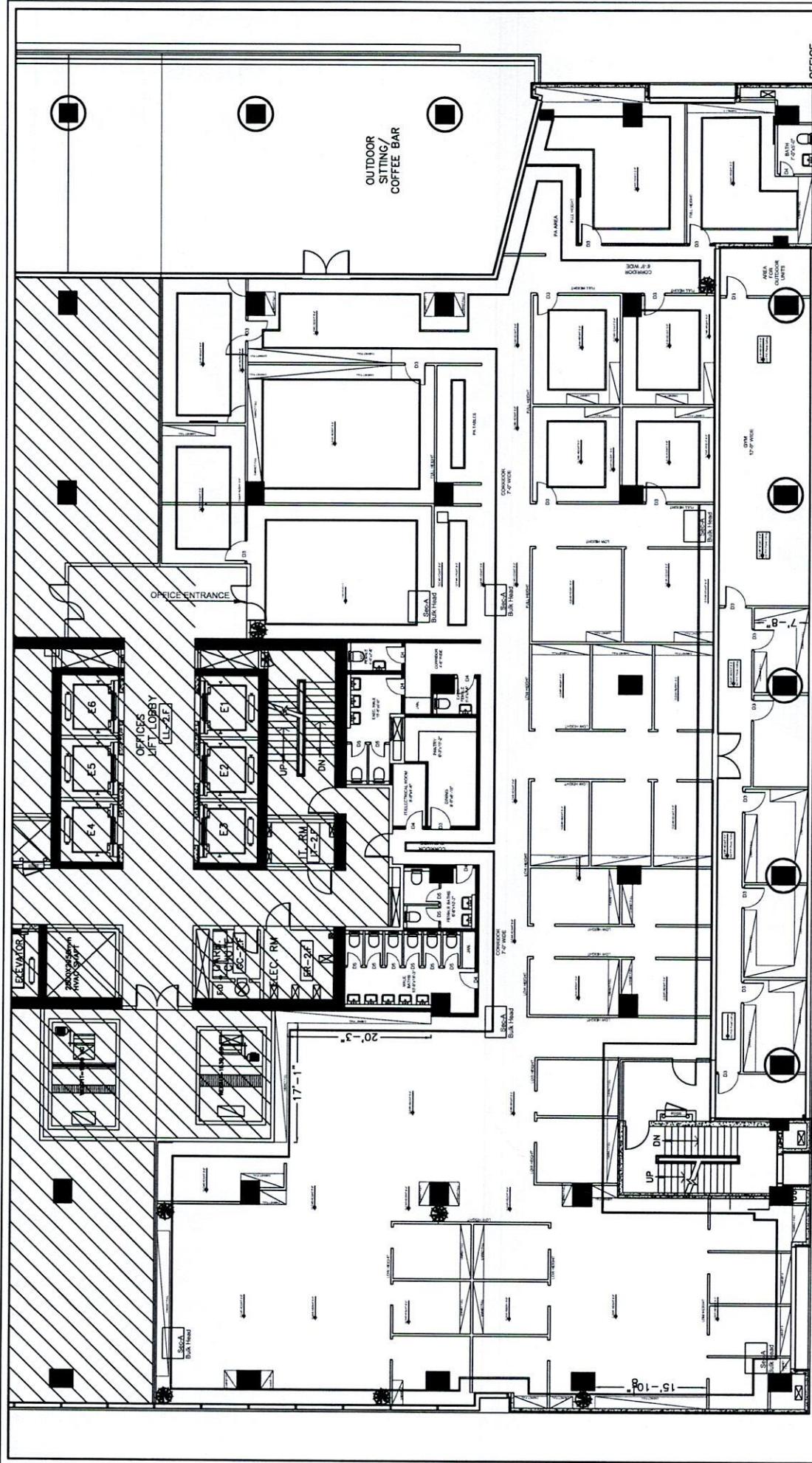
OFFICE
12600 sq ft
±1:8500

1	GENERAL MANAGER
2	MANAGER
3	MANAGER
4	MANAGER
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7	MANAGER
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100	MANAGER

10th
Revision
31-03-2024

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E.mail: info@awt.com.pk	DRAWING NAME: FURNITURE LAYOUT PLAN	CHECKED BY: Muhammad Arham - Architect	TITLE: WORKING DRAWINGS	CLIENT: ADHL CONSULTANCY	DATE: 16-04-2024
			NATIONAL INSURANCE COMPANY LIMITED (NICL)	SCALE: X/Z	

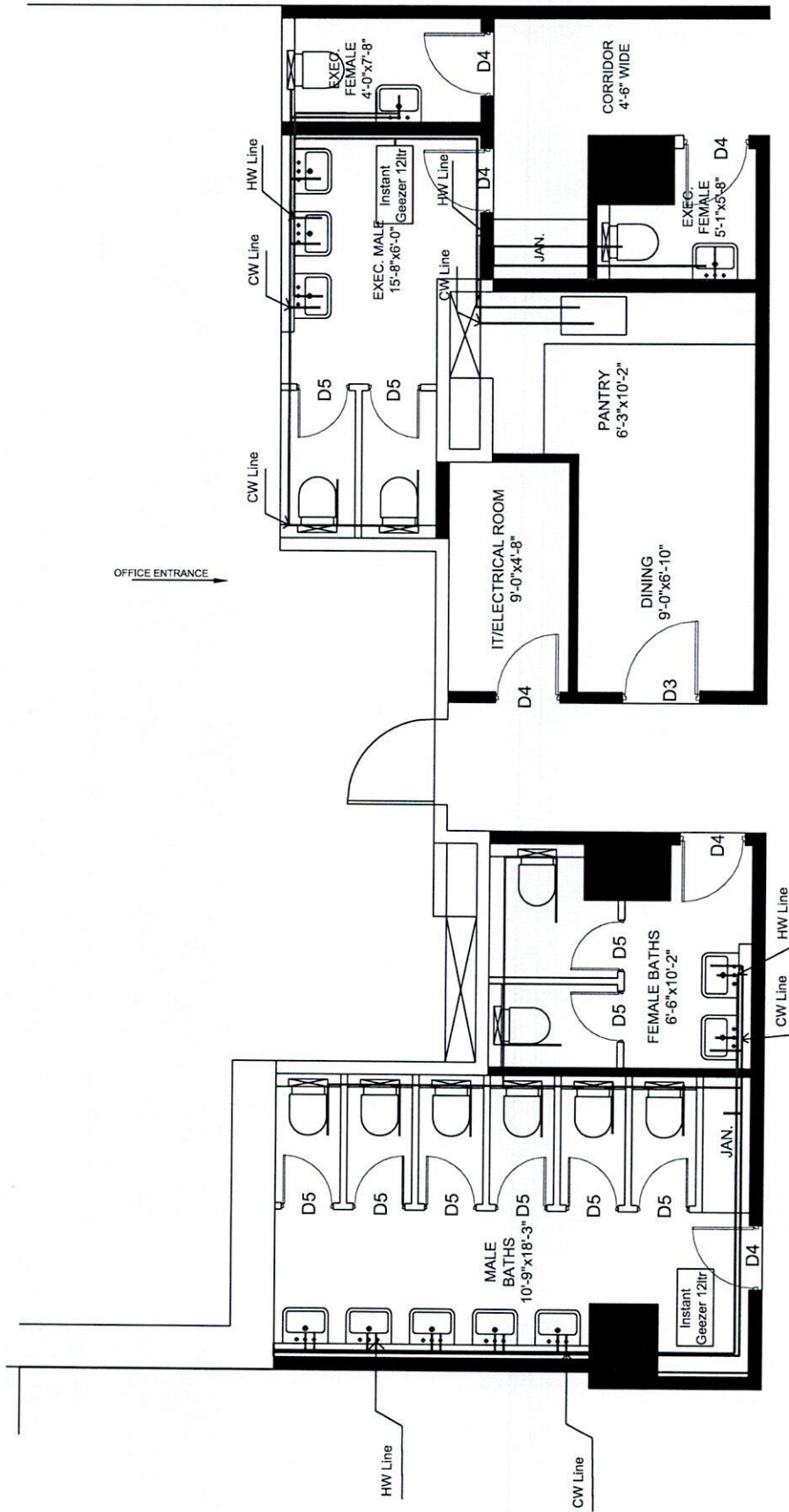




CEILING LAYOUT PLAN

OFFICE ADDRESS: 75-76 D/I, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E-mail: info@awt.com.pk	DRAWING NAME: CEILING DESIGN	CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	DATE: 04-05-2024
	Checked by: Amir Shahzad - Manager Civil	TITLE: WORKING DRAWINGS	SCALE: 1/4" = 1'-0"



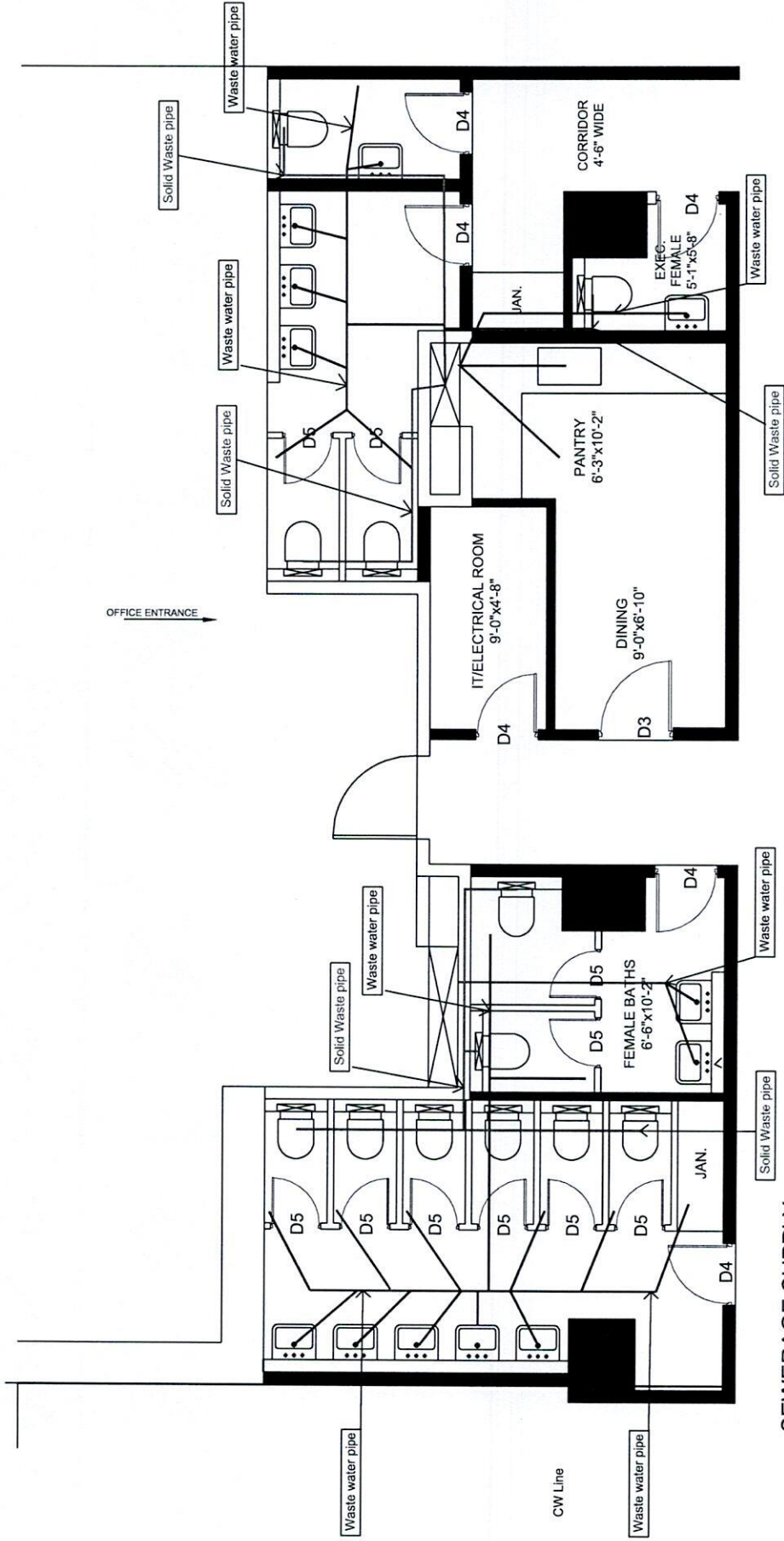


**HOT & COLD WATER
SUPPLY LAYOUT**

LEGEND	
	COLD WATER LINE
	HOT WATER LINE

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E.mail: info@awt.com.pk	DRAWING NAME: FRESH WATER SUPPLY		CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	DATE: 04-05-2024
	Checked by: Amir Shahzad - Manager Civil		TITLE: WORKING DRAWINGS	SCALE: XZ



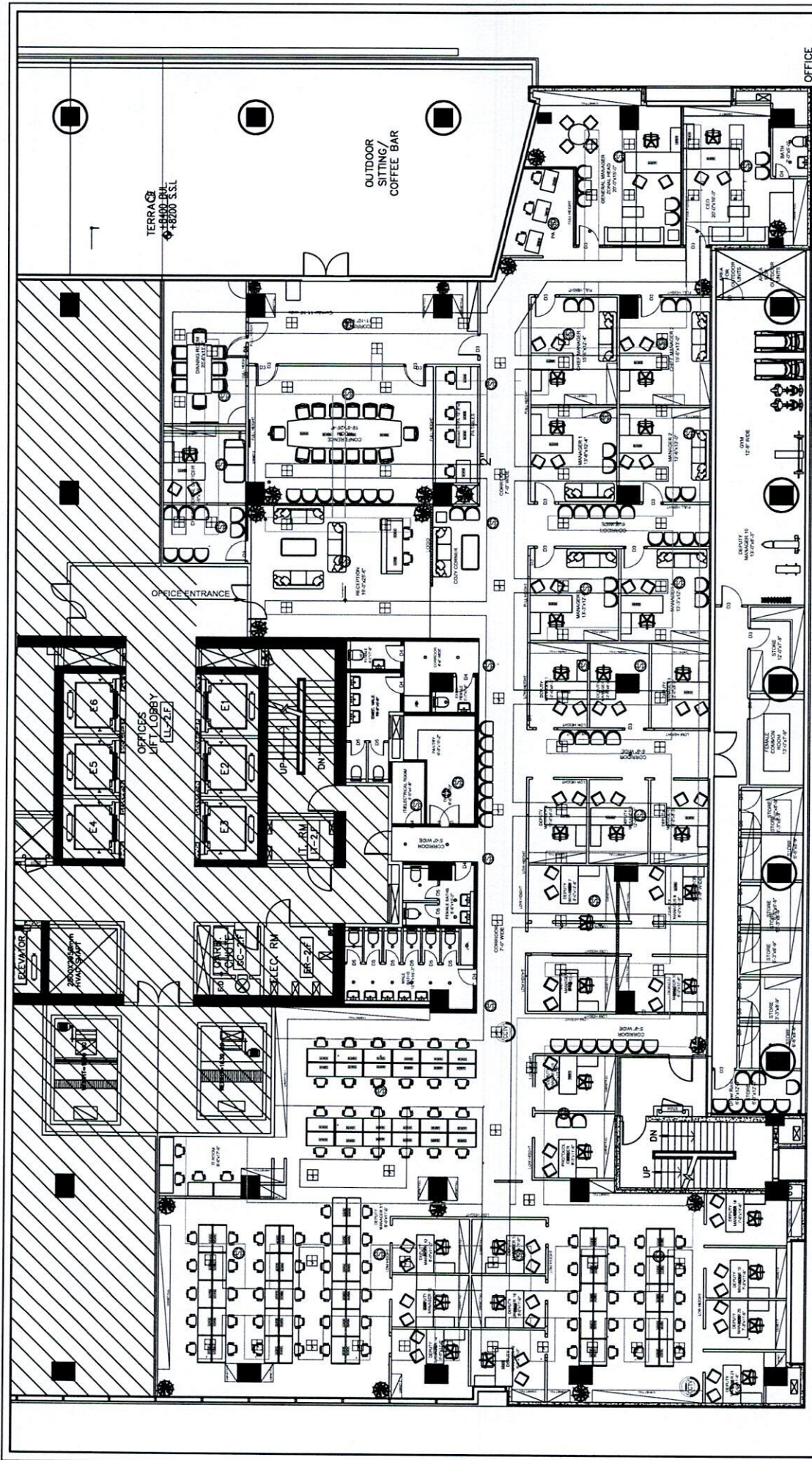


SEWERAGE SUPPLY LAYOUT

LEGEND	
—	Waste Water Pipe
—	Sewerage water pipe

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E.mail: info@awf.com.pk	DRAWING NAME: SEWERAGE DRAWING		CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	DATE: 04-05-2024
	Checked by: Amir Shahzad - Manager Civil		TITLE: WORKING DRAWINGS	SCALE: X/Z





OFFICE 12600 sft
 ±8500

CLIENT	NATIONAL INSURANCE COMPANY LIMITED (NICL)
DATE	04-05-2024
SCALE	1/20
PROJECT MANAGER	MUHAMMAD SOHAIB
ARCHITECT	ADHL CONSULTANCY
ENGINEER	MUHAMMAD SOHAIB
DATE	04-05-2024

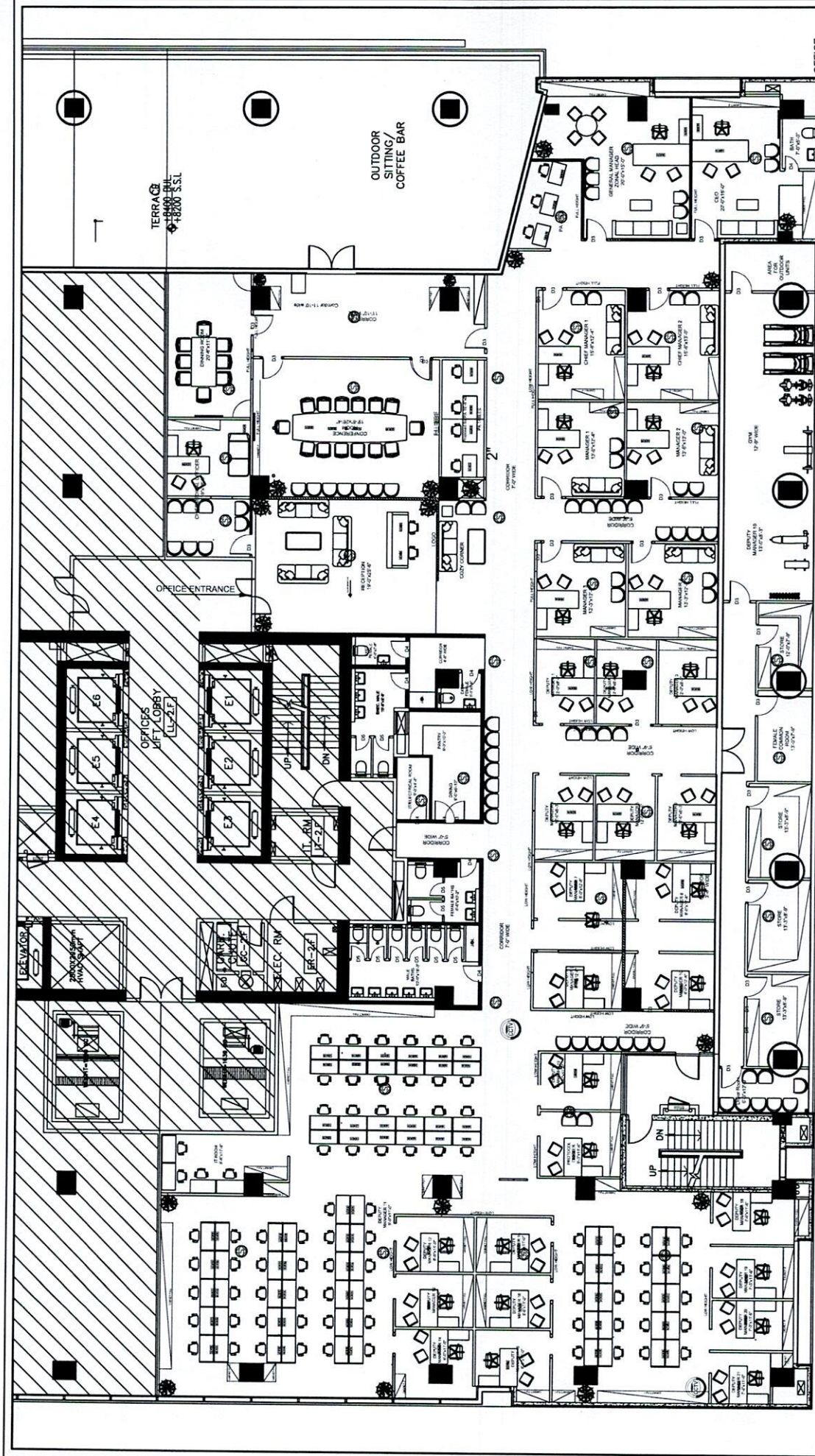
Supply diffusers



HVAC PLAN

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E-mail: info@awt.com.pk	DRAWING NAME: HVAC SUPPLY DRAWING	CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	TITLE: WORKING DRAWINGS	DATE: 04-05-2024
	Checked by: Muhammad Sohaib - Manager E&M	ADHL CONSULTANCY	NATIONAL INSURANCE COMPANY LIMITED (NICL)	SCALE: 1/20





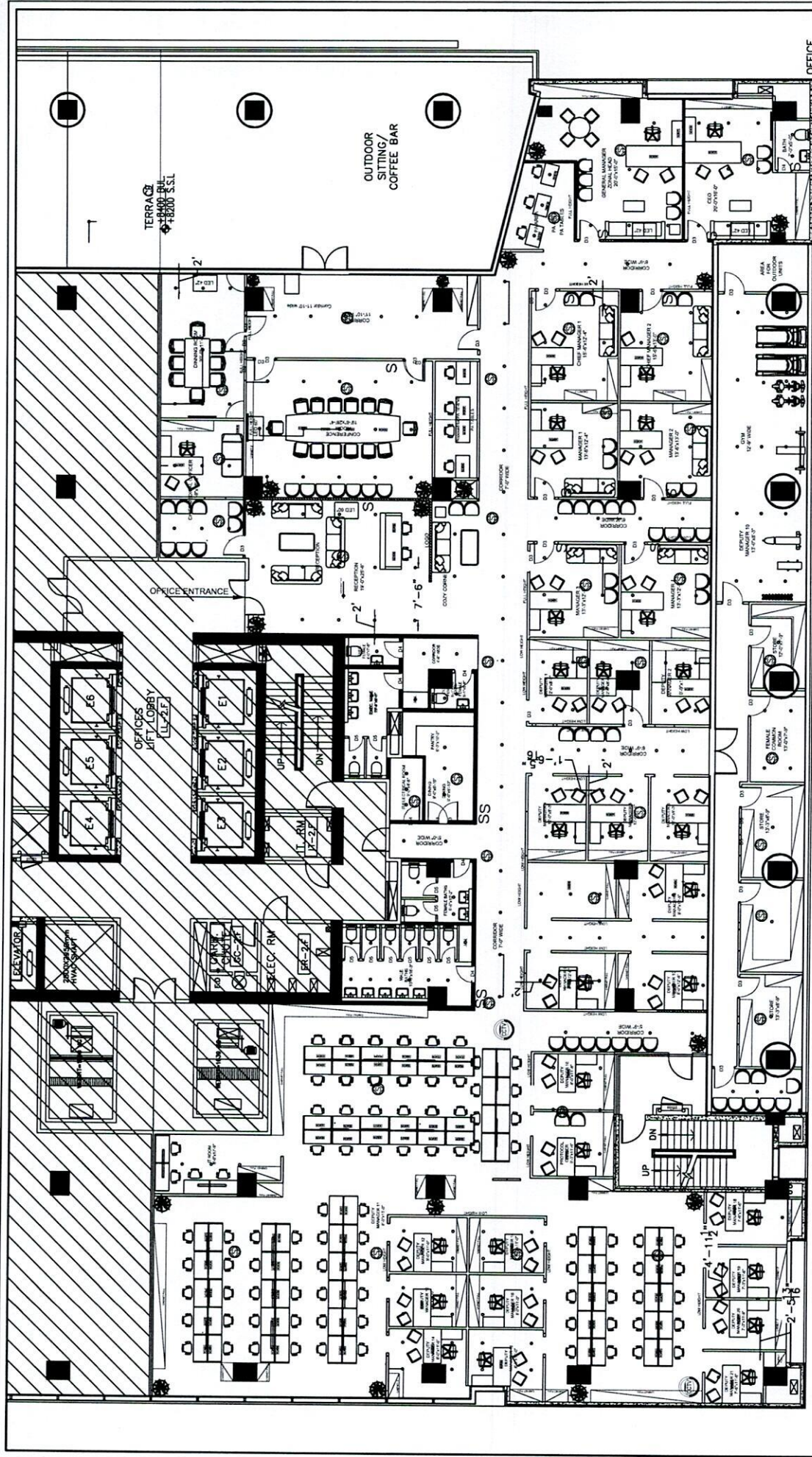
OFFICE
12600 sqft
±18500

CLIENT	ADHL CONSULTANCY
PROJECT NAME	POWER SUPPLY DRAWING
DATE	04-05-2024
SCALE	1:1
DRAWN BY	ADHL CONSULTANCY
CHECKED BY	Muhammad Sohaib - Manager E&M
PROJECT NO.	ADHL/2024/001
REVISION	01

**POWER & NETWORKING
POINTS LAYOUT PLAN**

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E-mail: info@awt.com.pk	DRAWING NAME: POWER SUPPLY DRAWING	CHECKED BY: Muhammad Sohaib - Manager E&M	TITLE: WORKING DRAWINGS	CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	DATE: 04-05-2024
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OFFICE
12600 sft
±16500

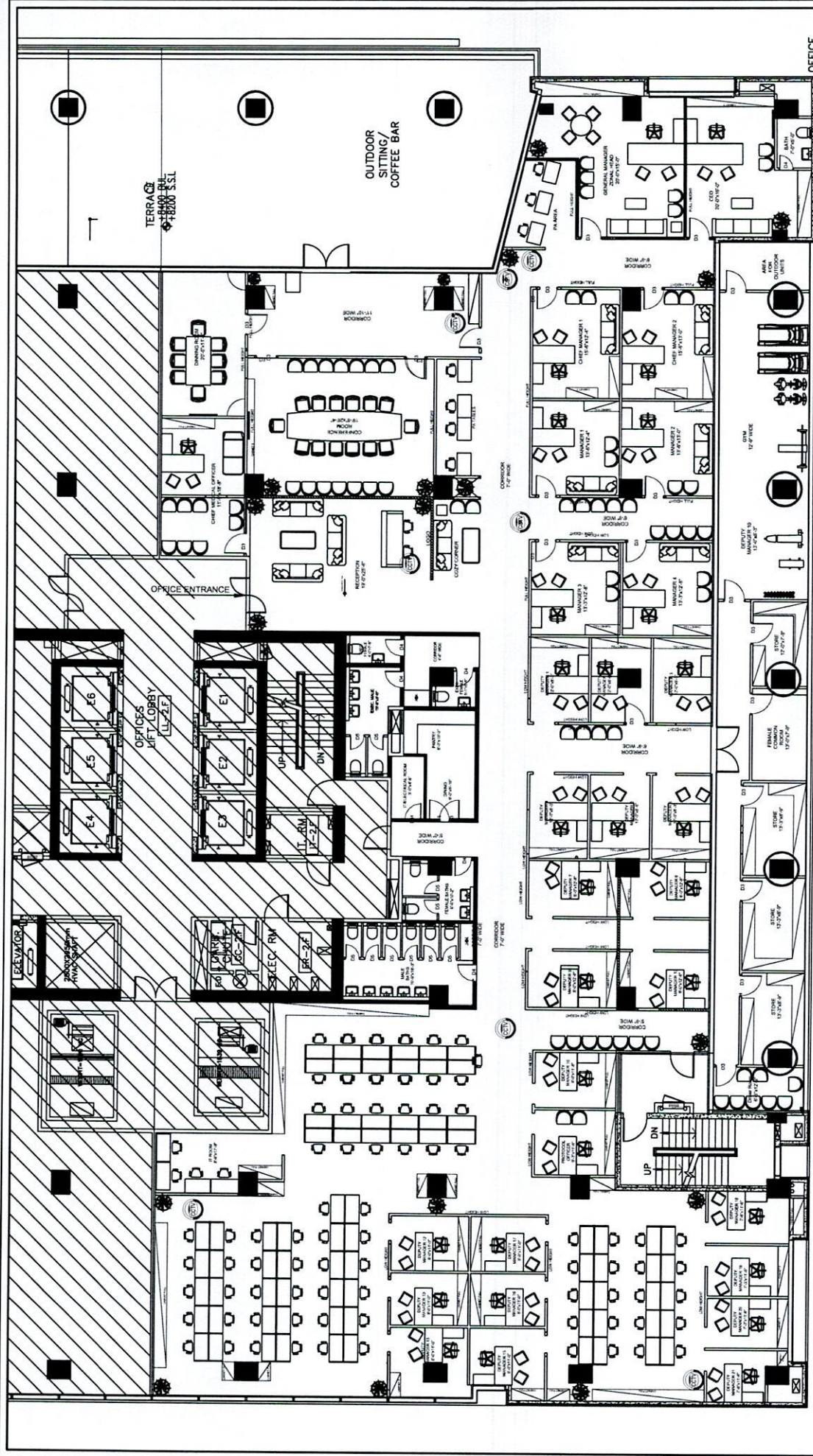
1	LINEAR LIGHT
2	LED LIGHT 18/23 W
3	switch board

LINEAR LIGHT
LED LIGHT 18/23 W
switch board

LIGHT FIXTURES
LAYOUT PLAN

<p>OFFICE ADDRESS: 75-76 D/I, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E-mail: info@awt.com.pk</p>	<p>DRAWING NAME: LIGHT FIXTURES DRAWING</p>	<p>CHECKED BY: Muhammad Sohaib - Manager E&M</p>	<p>TITLE: ADHL CONSULTANCY</p>	<p>CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)</p>	<p>DATE: 04-05-2024</p>
			<p>WORKING DRAWINGS</p>	<p>SCALE: (NICL)</p>	<p>SCALE: X/Z</p>





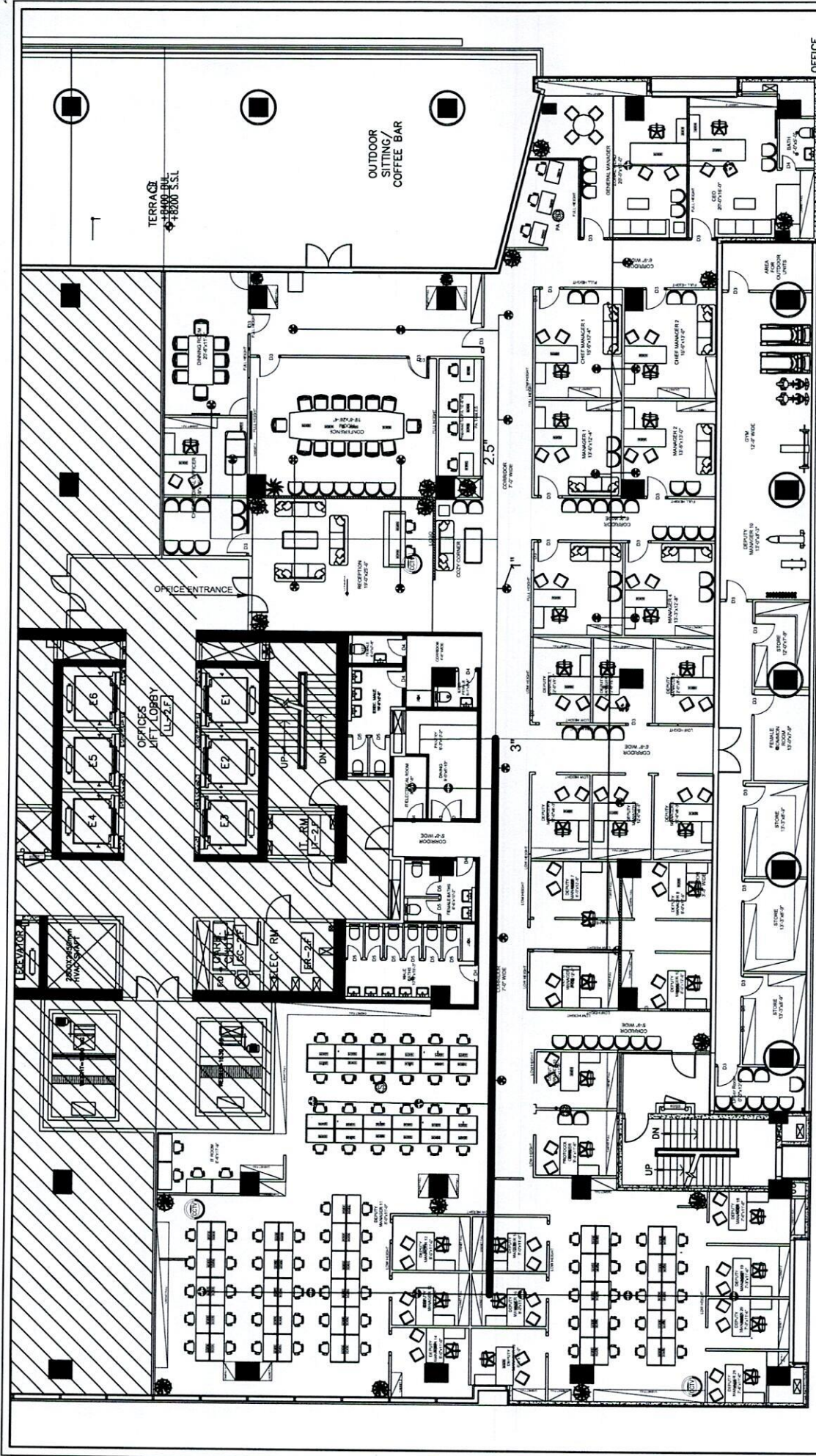
OFFICE 12600 sft
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CCTV PLAN

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E-mail: info@awt.com.pk	DRAWING NAME:	ADHL CONSULTANCY	TITLE:	CLIENT:	DATE:
	CCTV DRAWING	Checked by: Muhammad Sohaib - Manager E&M	WORKING DRAWINGS	NATIONAL INSURANCE COMPANY LIMITED (NICL)	04-05-2024
				SCALE:	X/Z



OFFICE
12600 sft
±18500

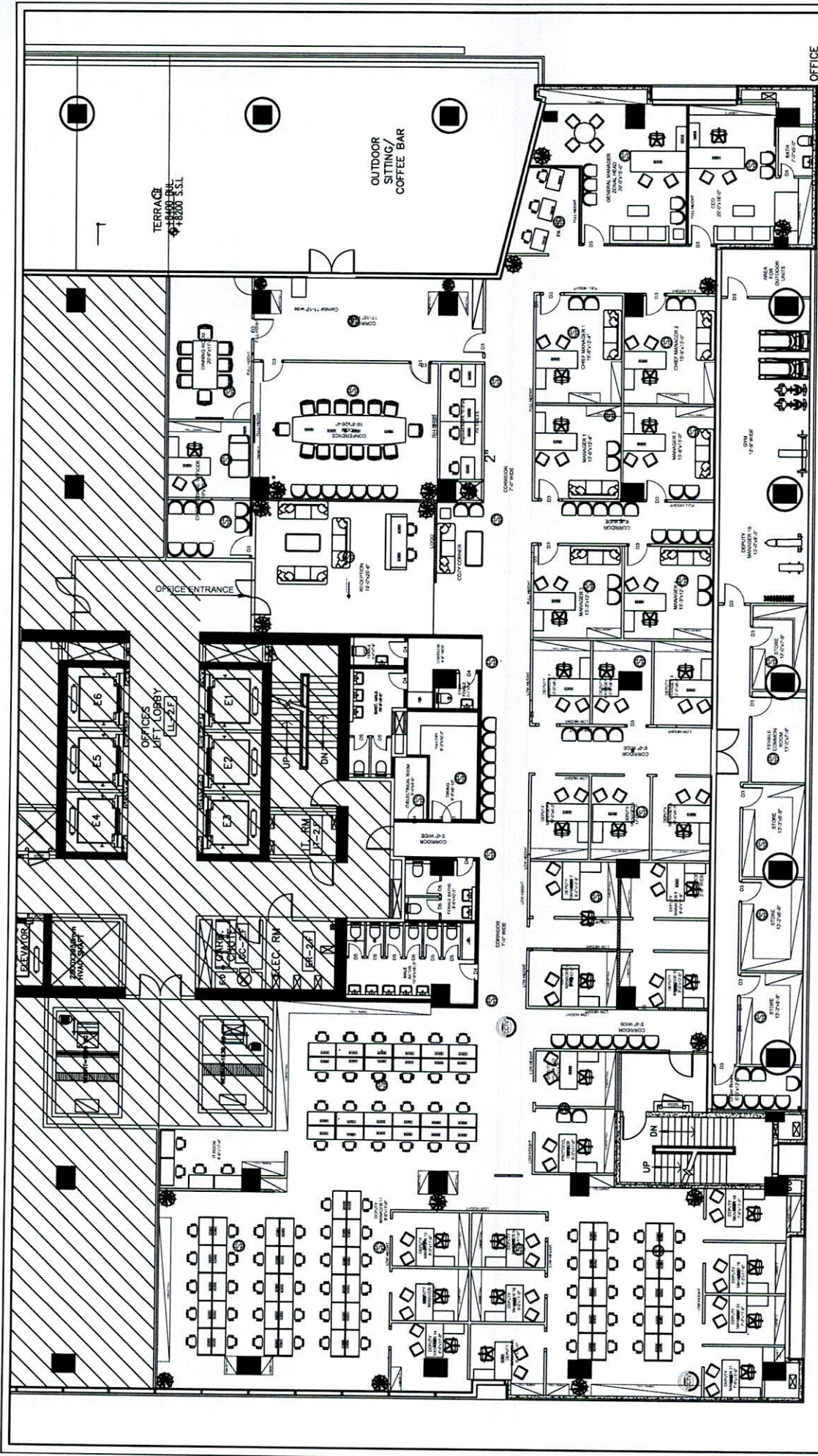
CEO	
GENERAL MANAGER	
DEPT. MANAGER	
SAFETY MANAGER	
PRODUCTION OFFICER	
INSPECTION	
OPERATION	
MAINTENANCE	
TRAINING	

SPRINKLES

FIRE FIGHTING PLAN

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E.mail: info@awt.com.pk	DRAWING NAME: FIRE FIGHTING DRAWING	CHECKED BY: Muhammad Sohaib - Manager E&M	CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	TITLE: WORKING DRAWINGS	DATE: 04-05-2024





OFFICE 12600 sqft
 48500

1	SMOKE DETECTOR
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100	SMOKE DETECTOR

SMOKE DETECTOR LAYOUT PLAN

OFFICE ADDRESS: 75-76 D/1, Main Boulevard, Gulberg III, Near Lahore. Phone #: 042-35759157 E-mail: info@awt.com.pk	DRAWING NAME: SMOKE DETECTOR DRAWING	CLIENT: NATIONAL INSURANCE COMPANY LIMITED (NICL)	DATE: 04-05-2024
	Checked by: Muhammad Sohaib - Manager E&M	TITLE: WORKING DRAWINGS	SCALE: XYZ



CONSTRUCTION CONTRACT

BETWEEN

PARTY A

AND

PARTY B

FOR INTERIOR CONSTRUCTION & RELATED WORKS

DATED: _____

CONSTRUCTION CONTRACT

This CONSTRUCTION CONTRACT (the "Contract") is made on this _____ day of _____, 2024.

BETWEEN:

_____, a public listed company, established under the laws of _____ Pakistan, having its registered office at _____ (hereinafter referred to as "**Employer**", which expression shall wherever the context so permits or requires, include its successors and permitted assignees);

AND

_____, a private limited company, established under the laws of Pakistan, having its registered office located at _____ (hereinafter referred to as "**Contractor**", which expression shall wherever the context so permits or requires, include its successors and permitted assignees)

(The Employer and Contractor shall hereinafter collectively be referred to as "**Parties**" and each individually be referred to as "**Party**")

WHEREAS:

- A. The Employer has leasehold rights to an area measuring _____ (_____ Sq. Ft), located on the 2nd Floor of Askari Corporate Tower, situated at 75 / 76 D-1, Main Boulevard, Gulberg III, Lahore, Punjab (the "**Project Site**").
- B. The Employer is desirous of engaging a construction contractor for carrying out certain interior construction and related works (the "**Works**") in respect of the Project Site and for this purpose, the Employer issued a request for quotation dated _____ 2024.
- C. The Employer and the Contractor have agreed to enter into this Contract as per commercial & technical bid, to formalize their relationship into a legally binding contract, on the basis of the terms and conditions hereinafter agreed.

1. GENERAL PROVISIONS

1.1 DEFINITIONS

All capitalized terms in this Contract shall bear the meaning ascribed to such terms specifically in this Contract.

1.2 INTERPRETATION

In the Contract, except where the context requires otherwise:

- (a) words indicating one gender include all genders;
- (b) words indicating the singular also include the plural and words indicating the plural also include the singular;
- (c) provisions including the word "agree", "agreed" or "agreement" require the agreement to be recorded in writing;
- (d) "written" or "in writing" means hand-written, type-written, printed or electronically made, and resulting in a permanent record;
- (e) references to Clauses, Schedules and Annexes are, unless the context otherwise requires, references to Clauses, Schedules and Annexes/ technical & commercial bid to this Contract;
- (f) a reference to any legislation or legislative provision includes any statutory modification, amendment, or re-enactment of or legislative provision substituted for, and any subordinate legislation under that legislation or legislative provision;
- (g) headings shall not be taken into consideration in the interpretation of this Contract;
- (h) the words "including", "includes" and any variants of those words will be read as if followed by the words "without limitation";
- (i) any reference to a party includes its respective successors in interest and permitted assigns, from time to time;
- (j) unless otherwise specifically provided in the Contract, a reference to an agreement shall be a reference to that agreement as amended, re-stated, supplemented, modified or novated from time to time; and
- (k) a reference to day(s) hereunder will be construed as a reference to a day on which banks are legally permitted to be open for business in Pakistan and, in respect of the Contractor Securities, such other jurisdictions where an issuer of one or more Contractor Securities is situated.

1.3 COMMUNICATIONS

- (a) Except as expressly provided in this Contract, every certificate, notice, instruction, direction, order, consent or decision to be given under this Contract shall be given in writing to the respective addressee at the corresponding address

specified below (or such other address and/or addressee as the Contractor may notify to the Employer or the Employer may notify to the Contractor (as the case may be) in writing upon three (3) days advance notice and shall be effective when received) and shall be deemed effective as follows:

- (i) if delivered personally, upon delivery;
- (ii) if sent by post, upon certified receipt;
- (iii) if sent by a courier service, upon receipt; or
- (iv) if sent by e-mail, upon a returned receipt.

(b) If to Contractor:

Address:
Tel:
Email:
Attention:

If to Employer:

Address:
Tel:
Email:
Attention:

LAW AND LANGUAGE

- (c) The Contract shall be governed by and construed in accordance with the laws of Pakistan.
- (d) If there are versions of any part of the Contract which are written in more than one language, the English language version shall prevail.
- (e) The language for all communications, documents, manuals, equipment interface and signage to be provided or required under the Contract shall be English.

1.4 **EFFECTIVE DATE & TERM**

The Contract shall: (a) come into full force and effect upon the Commencement Date (the "Effective Date"); and (b) except as otherwise provided herein, remain in full force and effect until the issuance of the Completion Certificate.

1.5 **ASSIGNMENT**

- (a) The Contractor shall not be entitled to assign either in whole or in part any of its rights and obligations under the Contract to any party without the prior written consent of the Employer. Client if want to delegate its responsibilities then must be communicated in specific terms to contractor and must remain within ambit of technical/ commercial bids.

1.6 **CONFIDENTIALITY**

- (a) The Contractor shall procure that the Contractor's Personnel, Subcontractors, consultants and agents shall hold in confidence all documents and other information whether technical or commercial supplied to it by or on behalf of the Employer relating to the design, construction, insurance, operation, maintenance, management or financing of the Complex and all information and documents obtained by it in the course of any inspection performed in accordance with the terms of this Contract, and shall not, save as required by Law, publish or otherwise disclose or use the same for its own purposes otherwise than as may be required to perform its obligations under this Contract.
- (b) The provisions set out in the paragraph above shall not apply to:
 - (i) any information in the public domain otherwise than by breach of this Contract;
 - (ii) information in the possession of the Contractor before divulgence as aforesaid, and which was not obtained under any obligation of confidentiality; and
 - (iii) information obtained from a third party who is free to divulge the same, and which is not obtained under any obligation of confidentiality.

1.7 **CONTRACTOR'S USE OF EMPLOYER'S DOCUMENTS**

- (a) As between the Parties, the Employer shall retain the copyright and other intellectual property rights in the all documents made by (or on behalf of) the Employer. The Contractor may, at its cost, copy, use, and obtain communication of these documents for the purposes of the Contract.
- (b) Such documents shall not, without the Employer's consent, be copied, used or communicated to a third party by the Contractor, except as necessary for the purposes of the Contract.

1.8 **CONTRACTOR INFORMATION**

The Contractor shall within seven (7) days of receipt of a request (or otherwise agreed with the Employer) from the Employer, disclose any information which the Employer may reasonably require in order to verify the Contractor's compliance with the Contract.

Moreover, the Contractor represents that the information, documents, reports and submissions of any kind made to the Employer pursuant to this Contract shall at all times be up-to-date, and in a format suitable for online record sharing, in a secure manner, to the satisfaction of the Employer.

1.9 **COMPLIANCE WITH LAWS**

The Contractor shall, in performing the Contract, comply with all applicable laws.

1.10 **THIRD PARTY RIGHTS**

Nothing in this Contract is intended to confer on any third person any right to enforce any provision of this Contract.

1.11 **NO WAIVER**

- (a) No waiver by either Party of any default or defaults by the other Party in the performance of any of the provisions of this Contract:
- (i) shall operate or be construed as a waiver of any other or further default or defaults whether of a like or different character; or
 - (ii) shall be effective unless in writing duly executed by a duly authorized representative of such Party; or
 - (iii) the waiver of any breach or failure to enforce any of the terms, covenants or conditions of this Contract shall not in any way affect, limit, modify or waive the future enforcement of such terms, covenants or conditions.
- (b) Neither the failure by either Party to insist on any occasion upon the performance of the terms, conditions and provisions of this Contract nor time or other indulgence granted by one Party to the other shall act as a waiver of such breach or acceptance of any variation or the relinquishment of any such right or any other right hereunder, which shall remain in full force and effect.

1.12 **RELATIONSHIP OF THE PARTIES**

This Contract shall not be interpreted or construed to create an association, joint venture, or partnership between the Parties or to impose any partnership obligation or liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

1.13 **SURVIVAL**

Cancellation, expiration or earlier termination of this Contract shall not relieve the Parties of obligations that by their nature should survive such cancellation, expiration or termination, including, without limitation, warranties, remedies, promises of indemnity and confidentiality.

1.14 **AFFIRMATION**

The Contractor declares and affirms that it has not paid nor has it undertaken to pay and that it shall in the future not pay any bribe, pay-offs, kick-backs or unlawful commission and that it has not in any other way or manner paid any sums, whether in Pakistani currency or foreign currency and whether in Pakistan or abroad, or in any other manner given or offered to give any gifts and presents in Pakistan or abroad to any person or company to procure this Contract, and the Contractor undertakes not to engage in any of the said or similar acts during the term of and relative to this Contract.

1.15 **ENTIRETY**

This Contract, Schedules and the Annexes hereto are intended by the Parties as the final expression of their agreement on the matters contained herein and are intended also as a complete and exclusive statement of the terms of their agreement with respect to the Works. All prior written or oral representations, understandings, offers or other communications of every kind pertaining to the Works hereunder to the Employer by the

Contractor and any other prior agreement between the Parties in respect of the Project are hereby superseded.

1.16 **PRIORITY OF DOCUMENTS**

The documents forming the Contract are to be taken as mutually explanatory of one another. For the purposes of interpretation, the priority of the documents shall be in accordance with the following sequence:

- (a) Any amendment or modification made by both Parties after the Effective Date of this Contract;
- (b) Clauses 1 (*General Provisions*) to (_____) (inclusive);
- (c) Annex A; and
- (d) All Schedules and Annexes except (c) above.

1.17 **AGREEMENT MODIFICATION**

No oral or written modification of this Contract, either before or after its execution, shall be of any force or effect unless such modification is in writing and signed by the Employer and the Contractor.

1.18 **SEVERABILITY**

In the event of part of this Contract being ineffective, such part shall be deemed to be severed and the validity of the remaining portion shall not be affected, provided such ineffectiveness is without prejudice to the essence of this Contract. Notwithstanding, the provisions of the preceding sentence, should any term or provision of this Contract be found invalid by any relevant authority having jurisdiction thereof, the Parties shall immediately renegotiate in good faith such terms or provisions of this Contract to eliminate such invalidity.

2. ACCESS TO PROJECT SITE

2.1 **RIGHT OF ACCESS TO THE SITE**

- (a) The Contractor acknowledges that as of _____, 2024 (time of commencement of project as per Purchase Order), the Employer has already given the Contractor right of access to, and possession of, all parts of the Project Site. The right of access to, and possession of, the Project Site shall not be exclusive to the Contractor.

2.2 **CONSENTS**

- (a) The Contractor shall be solely responsible for seeking any approval that is required in connection with the Works and the performance of this Contract, from regulatory authorities (except building approvals) or any other body, person, government, in relation to the Works. In this regard, the Contractor shall keep the Client indemnified at all times, from any default in law, damage, fine, action, notice, claim or proceedings, in connection Works under this Contract.

3. THE EMPLOYER'S ADMINISTRATION

3.1 **THE EMPLOYER'S REPRESENTATIVE**

- (a) The Employer shall designate a person as Employer's Representative to act on its behalf under the Contract. The duties and authority of the Employer's Representative are to administer the Contract, to monitor progress by the Contractor in completion of the Works, to audit the Contractor's quality assurance and quality control programs, to monitor the Contractor's performance with respect to the Works to verify payment applications submitted by the Contractor, and other such duties as may be required to confirm the Contractor's fulfilment of the Contract and to exercise the duties and rights of the Employer under the Contract.

3.2 **INSTRUCTIONS**

- (a) The Employer may issue to the Contractor instructions which may be necessary for the Contractor to perform its obligations under the Contract. Each instruction shall be given in writing and shall state the obligations to which it relates and the Clause (or other term of the Contract) in which the obligations are specified. The Contractor shall take instructions from the Employer, or from the Employer's Representative or an assistant to whom the appropriate authority has been delegated under this Clause.

4. THE CONTRACTOR

4.1 **CONTRACTOR'S GENERAL OBLIGATIONS**

- (a) The Contractor shall complete the Works in compliance with the Employer's drawings, BOQs and specifications (technical, commercial bids), which drawing and specifications have already been provided to the Contractor, as of the signing date of this Agreement. In this regard, the Contractor acknowledges receipt of all drawings and specifications required for the purposes of undertaking and completing the Works and hereby confirms that no additional documents are required from the Employer. If any drawing, specification is changed, amended then its final and time extension have to be made
- (b) If there are changes in specifications or scope of work than a separate work order has to be issued by mutually deciding prices or applying same rate.
- (c) The Contractor shall exercise reasonable care and due diligence in the performance of all of its obligations arising out of or in relation to this Contract.
- (d) The Contractor shall bear all costs and charges for special and/or temporary rights-of-way or works which may be required for the purposes of fulfilling its obligations, including those for access to the Project Site. The Contractor shall also obtain, at its own risk and cost, any additional facilities outside the Project Site which may be required for the purposes of this Contract.
- (e) The Contractor shall be responsible for any and all equipment or materials brought on the Project Site for the purposes of fulfilling its obligations under this Contract.
- (f) The Contractor shall, at the Contractor's risk and cost, provide any apparatus necessary for the Contractor's use of any temporary utilities and for measuring the quantities consumed. The apparatus provided for measuring quantities consumed shall be subject to the Employer's consent. The quantities consumed (if any) during each month shall be measured by the Contractor, and such

measurements shall be provided to the Employer. The Employer may at its sole discretion deduct the amounts of such temporary utilities provided to the Contractor from the payments made to the Contractors as may be determined by the Employer.

- (g) The Contractor shall make arrangements for the engagement of all Contractor's Personnel and labor, and for their payment, feeding, transport, discipline, and welfare excluding such arrangements which are the responsibility of the Employer as specified in this Contract.
- (h) The Contractor shall comply with any instruction or direction of the Employer with respect to the execution of the Works and ensure timely and proper compliance of the same.
- (i) The Contractor shall ensure that all the materials procured for the execution of the Works are procured from well-reputed entities and are of good quality and are procured with the approval of the Employer.

4.2 REPRESENTATIONS & WARRANTIES

- (a) The Contractor warrants and represents that the Works or any part thereof shall be free from any sort of defects whatsoever.
- (b) The Contractor warrant and represents and warrants that it has the legal right and capacity to enter into this Contract and the execution and delivery of this Contract have been duly and validly authorized and no proceedings on part of any person are necessary to authorize this Contract or to consummate the transactions contemplated hereby.
- (c) The Parties are legally entitled, validly existing, and carrying on their business under the laws of Pakistan.
- (d) The Contractor warrants and represents that it has the required professional skills, knowledge, expert technical and financial resources required for the purposes of executing the Works and related works or services and carrying out all related activities in relation to this Contract.
- (e) The Contractor warrants and represents that the Works executed pursuant to this Contract shall be of good quality according to drawings and specifications.
- (f) The Contractor warrants and represents that the execution and performance of this Contract do not constitute a violation of any applicable laws of Pakistan and/or any Contract/understandings to which any or each of the said Parties is bound by.
- (g) The Contractor warrants that it possesses all requisite licenses, qualifications, certifications, registrations, regulatory approvals, etc. for entering into, and performing its obligations under this Contract.
- (h) The Contractor warrants and represents that there are no proceedings pending, or threatened, (i) for its dissolution or bankruptcy or (ii) that could adversely affect the performance of its respective obligations under this Contract or the transaction contemplated hereby.

- (i) The Contractor warrants that it shall perform its obligations with all due diligence and efficiency and to the satisfaction of the Employer and shall exercise such skill and care in the performance of the same in accordance with the best professional techniques, standards, and practices in engagements of similar scope, complexity, and duration.
- (j) The Parties warrant and represent that this Contract and all documents to be executed by the Parties are duly authorized, registered, executed, and delivered, and are/shall be legal, valid, and binding obligations of the Parties.
- (k) The client will ensure its conveniences like availability of site, approval of works, payments as per commercial bids, site decisions and spot approval of samples to be incorporated in the project.

4.3 **HEALTH & SAFETY**

- (a) The Contractor shall at all times take all reasonable precautions to maintain the health and safety at the Project Site. Suitable arrangements are made for all necessary welfare and hygiene (cleanliness) requirements and for the prevention of epidemics.
- (b) To ensure compliance with the health and safety requirements, the Contractor shall procure the required insurances and at all times during the term of this Contract, ensure that the insurances procured in this respect are adequately maintained. The Contractor shall share with the Employer, such information, as is required by the Employer relating to the insurances procured by the Contractor.

5. CONSTRUCTION WORKS

5.1 **COMMENCEMENT & COMPLETION DATE OF WORKS**

- (a) As of _____, 2024 (the “**Commencement Date**”), the Contractor has commenced the Works and undertakes to complete the Works by or before _____, 2024 (the “**Completion Date**”), in accordance with **Annex A (Scope of Work)** and **Annex B (Construction Schedule)**.

- (b) The Contractor acknowledges that time is of the essence in this Contract and, whenever a date or time is set forth in this Contract, including the Completion Date, the same has formed a part of the consideration for this Contract. In case of delay, the Employer shall be entitled to deduct 0.5% per week of the Total Contract Price, till such delay continues and up to a maximum of 10% of the Total Contract Price.

5.2 **CONSTRUCTION SCHEDULE**

- (a) At all times, the Contractor shall conform to the Construction Schedule, provided in **Annex B** which shows the sequence of work items and the period of time during which the Works (including any portion thereof) shall be completed. For avoidance of doubt, the Commencement Date shall be the deemed date for start of Works pursuant to the Construction Schedule.
- (b) In the event that the Contractor cannot comply with the Construction Schedule, the Contractor shall promptly notify the Employer. Any such notification shall not absolve the Contractor from its obligations to timely complete the Works and make payment of the delay payment charges specified in Clause 5.2(b).
- (c) No amendment to the Construction Schedule shall be effective, unless mutually agreed by the Parties in writing.
- (d) Project to be completed in 60 days so no inflation clause applicable. As per PEC, any project less than six months, no escalation or de escalation clause applicable.

5.3 **PROGRESS REPORTS**

- (a) Within 2 days from the end of each Week, the Contractor shall submit Weekly progress report which shall contain information including:
 - i. Percentage progress of the Works compared with the approved program, together with a description and percentage estimate of the Works scheduled for completion for the following week.
 - ii. Weekly progress photographs.
 - iii. Inventory of materials stored at site.

5.4 **INSPECTION, ACCEPTANCE & REJECTION OF WORKS**

- (a) Upon completion of each milestone specified in the Construction Schedule and thereafter upon completion of the entire Works, the Contractor shall notify the Employer in writing to carry out inspection of the completed milestone or the Works, as the case maybe, to verify and confirm that the relevant milestone or the Works have been completed in accordance with the Contract.
- (b) If, as a result of inspection, it is found that the Works or any portion thereof are defective or otherwise not in accordance with the Contract, the Employer may reject the Works or any portion thereof by giving notice to the Contractor, with reasons. The Contractor shall then promptly make good the defects or deficiencies so identified by the Employer and ensure that the rejected item complies with the Contract. Any such defect or deficiency shall be remedied by

the Contractor, at its sole cost and risk, without any delay in achieving the Completion Date.

- (c) The Contractor acknowledges that it is only upon completion of the entire Works in accordance with this Contract that the Employer shall issue an acceptance certificate to the Contractor. The date on which the acceptance certificate is issued by the Employer in favour of the Contractor shall be the "**Taking-Over Date**"

6. PAYMENTS

6.1 CONTRACT PRICE

- (a) Payment for the Works shall be made on the basis of the lump sum Contract price of PKR _____ () (the "**Total Contract Price**"), subject only to adjustments in accordance with the Contract. No payment to be made to the Contractor hereunder shall be deemed to constitute acceptance or approval of the Works or any part thereof by the Employer and shall in no manner prejudice the Employer's right to dispute completion of the relevant Milestone for which payment has been made.

The Contractor hereby acknowledges that as of the Commencement Date, the Employer had made payment of and the Contractor is in receipt of 50% i.e., PKR _____ () of the Total Contract Price, which deposit into the following bank account of the Contractor, as mobilization advance:

Bank Account Title:

Bank Account No:

Bank Name:

- (b) The remaining portion of the Total Contract Price shall be paid to the Contractor in accordance with following Schedule of Payments:
- i. 20% i.e., PKR _____ shall be paid on completion of 50% Work done, against the progress to be achieved on Quality & Material Delivery after, subject to verification by the Employer
 - ii. 20% i.e., PKR _____ on completing 80% work done subject to verification of Quality, subject to verification by the Employer
 - iii. 10% i.e, PKR _____ on completion & handing / taking over the office.
- (c) The Total Contract Price inclusive of all taxes.
- (d) Except for the taxes and duties covered under the immediately foregoing paragraph, the Total Contract Price includes, and the Contractor shall be responsible for and pay all other taxes and duties and all other charges and penalties imposed due to non-compliance with applicable laws.

7. WARRANTY PERIOD

7.1 DURATION & TERMS OF WARRANTY PERIOD

- (a) The warranty period in respect of the Works shall be twelve (12) months from the date of issuance of the Taking Over Certificate (the "**Warranty Period**") to the Contractor by the Employer.
- (b) If during the Warranty Period any defect should be found in the Works or any part thereof, the Contractor shall promptly remedy the defects and its cost, repair, replace, or otherwise make good such defect, as well as any damage, done.
- (c) The Employer shall give the Contractor notice stating the nature of any such defect, promptly following the discovery thereof. In this regard, the Employer shall afford all reasonable opportunities for the Contractor to inspect any such defect.
- (d) The Employer shall afford the Contractor all necessary access to the relevant Project Site to enable the Contractor to perform its obligations under this clause. The Contractor may with the consent of the Employer, remove from the Project Site any material or equipment or any part of the Works that are defective if the nature of the defect is such that repairs cannot be expeditiously carried out at the Project Site.
- (e) Upon correction of the defects in the Works or any part thereof by repair/replacement, such repair/replacement shall have the Warranty Period extended for 12 months from the date of repair / replacement.
- (f) Upon completion of the Warranty Period in accordance with this Clause, the Employer shall issue a Warranty Period completion certificate (the "**Completion Certificate**") to the Contractor.

8. TERMINATION & SUSPENSION

8.1 TERMINATION BY THE EMPLOYER

The following events shall each constitute an "**Event of Default**" by the Contractor and shall entitle the Employer to terminate or suspend this Contract, in whole or in part and with immediate effect on occurrence thereof:

- (a) If the Contractor fails to properly and satisfactorily execute the Works within the timelines specified in this Contract or by the Employer and such failure continues for a period of thirty (30) days following notice from the Employer; or
- (b) If the Contractor violates or breaches, or materially fails to fully and completely observe, keep, satisfy, perform and comply with, any Contract, term, covenant, condition, requirement, restriction, or provision of this Contract and does not cure the such violation, breach or failure within thirty (30) days after the Employer gives the Contractor notice of such violation, breach or failure; or
- (c) If the executed Works or any part thereof do not conform to any requirements of the Employer or this Contract and subject to the same being informed to the

Contractor in writing the same is not replaced or remedied within thirty (30) days of notice by the Employer.

8.2 TERMINATION BY THE CONTRACTOR

- (a) In the event that any payment due to the Contractor pursuant to this Agreement and provided that such payment is not disputed by the Employer, remains unpaid for a continuous period of fifteen (15) days from its due date, the Contractor shall have the right to terminate this Agreement, subject to a seven (7) days' cure notice to the Employer, because it is time compressed project to be completed in 60 calendar days starting from _____ 2024.

9. DISPUTE RESOLUTION

9.1 AMICABLE RESOLUTION

- (a) In the event of any other dispute, controversy, or claim (hereinafter a "Dispute") which arises between the Parties out of or in connection with this Contract, the Party raising the dispute shall notify the other Party in writing of the substance of the dispute and of its desire to attempt to reach an amicable settlement, in which event the Parties shall in good faith endeavor for a period of fifteen (15) days (or such longer period as the Parties may agree in writing) after the date of giving such notice to reach an amicable settlement of the Dispute.

9.2 ARBITRATION

- (a) In the event of a failure in arriving at some settlement on the Dispute or conflict or difference of opinion or disagreement within the time period specified in Clause 8.1(a), shall be settled through arbitration pursuant to the Arbitration Act, 1940 (including any amendment or re-enactments thereof). The arbitration proceedings shall be conducted by two (2) arbitrators, out of which each party shall nominate and appoint one (1) arbitrator as per its sole discretion. In case the arbitrators are unable to pass a unanimous award, the matter shall be referred to an umpire arbitrator, who shall be nominated jointly by the arbitrators appointed by the Parties.
- (b) The seat and venue of the arbitration proceedings shall be Lahore, Pakistan.
- (c) The language of the arbitration proceeding and the award shall be English.
- (d) The award of the Arbitration Committee shall be final and binding on the Parties

10. COUNTERPARTS

This Contract may be executed in any number of counterparts, and this has the same effect as if the signatures were on a single copy of this Contract.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed the day and year first above written in accordance with their respective laws.

AS EMPLOYER

For and on behalf of **PARTY A**
through its authorized signatory

}

SIGNATURE

Name:
Designation:
CNIC:

.....

**IN THE PRESENCE OF
WITNESSES:**

SIGNATURE

1- Name:
Address:
CNIC No:

.....

2- Name:
Address:
CNIC No:

.....

AS CONTRACTOR

For and on behalf of **PARTY B**
through its authorized signatory

}

SIGNATURE

Name:
Designation:
CNIC:

.....

Name:
Designation:
CNIC:

.....

**IN THE PRESENCE OF
WITNESSES:**

SIGNATURE

1- Name:
Address:
CNIC No:

.....

2- Name:
Address:
CNIC No:

.....

Annexures to follow