



**PAKISTAN REAL ESTATE INVESTMENT & MANAGEMENT COMPANY
PRIVATE LIMITED**

(A Wholly Owned Subsidiary of Employee's Old-Age Benefits Institution, Government of Pakistan)

**INVITATION TO BID (ITB)
Single Stage Two Envelope (Least Cost)**

**Supply, Installation and Commissioning of Escalators and
Elevators Works at Cineplex & Commercial Complex (CCC –
Building No. 2) I-8 Markaz Islamabad**

PRIMACO invites sealed bids from eligible and interested Bidders duly licensed by the Pakistan Engineering Council for Hiring of Contractors for remaining Works as detailed in below Packages / Lots of Cineplex & Commercial Complex (CCC-Building No. 2) having covered area of approx. 222,000 square feet) at I-8 Markaz Islamabad

Interested and eligible Bidders, at own choice may participate separately in any one or all below stated packages. Bidders may obtain Bidding Documents, in form of readable CD/DVD, from the office of the undersigned in Islamabad against a payment of Rs. 5,000/- (non-refundable) for each package, in the shape of Bank Draft / Pay Order in the name of PRIMACO Islamabad (NTN:2795350-5) during 0900 hours to 1500 hours on any working day. Complete Bidding document set can also be downloaded from PRIMACO website (<http://www.primaco.com.pk/tender.php>) and the same shall be submitted with bid security, complete in all respect & duly signed & stamped, along with mandatory Bank Draft / Pay Order of Rs. 5,000/- (non-refundable) for each package, in the name of PRIMACO Islamabad separately. Bid(s) will not be considered without respective Bidding document fees.

Packages

1. Package No. CCC-LIFT-08 (a) – Escalators

Tender Enquiry #: PRIMACO/P&C/Escalators CCC Islamabad/30/02/2023

Required PEC Category: C – 4 & above with specialize code ME03/ME03(i)

Bid Security: Rs. 3.00 Million in shape of Deposit at Call/ Bank Draft/ Bank Guarantee only

2. Package No. CCC-LIFT-08 (b) – Elevators/Lifts

Tender Enquiry #: PRIMACO/P&C/Elevators CCC Islamabad/31/02/2023

Required PEC Category: C – 4 & above with specialize code ME03/ME03(i)

Bid Security: Rs. 3.00 Million in shape of Deposit at Call/ Bank Draft/ Bank Guarantee only

Eligibility Criteria:

Interested Bidders who fulfills below criteria are required to submit following information / documents as part of Bid together with mandatory Bid Security of fixed amount as stated above with respective packages in shape of Deposit at Call/ Bank Draft/ Bank Guarantee only, in the name of PRIMACO Islamabad (NTN:2795350-5):-

- Complete credentials of the individuals/company with related details,
- Valid incorporation/ registration documents with SECP/GOP/Sole Proprietor,
- Valid Registration with PEC in relevant category & specialize code as stated above with respective packages/Lots.
- Copy of Bidder's valid authorization of required Products from OEM.
- Valid Income Tax Registration with FBR/Tax Department (NTN), Sales Tax Registration and must be on **ATL (for Income and Sales Tax)**.
- An original & valid affidavit on non-judicial stamp paper/e-stamp paper duly verified stating that the Bidder is not blacklisted by, or having no litigation with any Govt. / Autonomous Body or between partners (on a standard format provided in tender document).

Tender Collection Date:	21st December 2023
Tender Documents Submission Date-Time:	11th January 2024 till 1100 Hours
Bid Opening Date & Time:	11th January 2024 till 1130 Hours

Instructions:

- The bids will be opened on the aforementioned date & time in the presence of bidders or their authorized representative at the below address.
- Incomplete, late or conditional tenders and joint ventures (JVs) will not be allowed.
- PRIMACO reserves the right to accept or reject any/all tenders.
- The Contract shall be governed under PPRA/PEC Standard Bidding Documents.

This advertisement & Bidding document is available on PPRA website (www.ppra.org.pk) & PRIMACO website (www.primaco.com.pk).

Manager (P&C)

PRIMACO 2nd Floor, EOBI House, Plot # 32, 33 & 34,
Sector G-10/4, Mauve Area, Islamabad Ph: 051-9108254-55



PAKISTAN REAL ESTATE INVESTMENT
& MANAGEMENT COMPANY (PVT) LTD

TENDER & CONTRACT DOCUMENTS

SINGLE STAGE- TWO ENVELOPE METHOD

**Supply, Installation and Commissioning of Elevators in
Cineplex & Commercial Complex (CCC – Building No.2) at
I-8 Markaz Islamabad
Package No. CCC-LIFT-08 (b) – Elevator**

Tender Enquiry #: PRIMACO/P&C/Elevators CCC Islamabad/31/02/2023

December 2023

Manager (Procurement & Contract)
PRIMACO Head Office, 2nd Floor, EOBI House
G-10/4, Mauve Area, Islamabad
Tel: 051-9108254-55



INVITATION FOR BIDS

The Employer, PRIMACO, invites sealed bids from eligible firms licensed by the Pakistan Engineering Council for Hiring of Contractor for Supply, Installation and Commissioning of Elevators at Cineplex & Commercial Complex (CCC Building No.2) having approximate covered area of 222,000 square feet at I-8 Markaz Islamabad.

1. A complete set of Bidding Documents, in form of readable CD/DVD, can be obtained by interested eligible bidders on submission of a written application to the office given below along with a Bankers' Cheque of Rs. 5000/- (Non-Refundable) in the shape of Bank Draft / Pay Order in favor of PRIMACO Islamabad (NTN:2795350-5). Complete Bidding document set can also be downloaded from website of PRIMACO (<http://www.primaco.com.pk/tender.php>) and the same shall be submitted, complete in all respect and duly signed & stamped, along with mandatory Bank Draft / Pay Order of Rs. 3,000/- (non-refundable) in the name of PRIMACO Islamabad, separately. Bid will not be considered without respective Bidding document fees.

2. All bids, bids, must be accompanied by a Bid Security of fixed amount of **Rs. 3.0 million** in the name of "PRIMACO Islamabad", and must be delivered to General Manager (P&C) on or before 1100 hours, on **11th January 2024**. Bids will be opened at 1130 hours on the same day in the presence of bidders' representatives who choose to attend, at the address as given below. In case of bid submission / opening date falls on the public holiday, the submission / opening date will be next working date at same time schedule.

3. The method of Procurement is **Single Stage, Two Envelop (Least Cost) Method of PPRA**. The bidder will provide their Technical Proposal / profile with required credentials, an original affidavit on non-judicial stamp paper of non-blacklisting by any Govt. / Semi Govt./ Private organization and Bid Security in one envelope, properly marked as Technical Proposal and sealed financial bids in the other envelop with mark "Financial Bids. Only the bidders who are qualified in the Technical Evaluation will be allowed to participate in the Financial Bidding.

4. Eligibility Criteria:

Interested Bidders who fulfills below criteria are required to submit following information / documents as part of Bid together with mandatory Bid Security of fixed amount as stated above in shape of Deposit at Call/ Bank Draft or Bank Guarantee only (on the standard format provided in bidding document), in the name of PRIMACO Islamabad (NTN:2795350-5): -

- Complete credentials of the individuals/company with related details,
- Copy of valid incorporation/ registration with SECP/GOP/Sole Proprietor,
- Copy of valid Registration with PEC in category C-4&above with code ME03/ME03(i),
- Copy of Bidder's valid authorization of required Products from OEM.
- Copy of valid Registration with FBR/Tax Department, NTN & GST Registered and must be on AT (for Income and Sale Tax)
- An original and valid affidavit on non-judicial stamp paper/e-stamp paper duly verified stating that the individual / firm is not blacklisted by, or having no litigation with, any Govt. / Autonomous Body or between partners. (Standard format is attached).

Manager (P&C)
PRIMACO Head Office, 2nd Floor, EOBI House
G-10/4, Mauve Area, Islamabad
Tel: 051-9108254-55



**INSTRUCTIONS
TO
BIDDERS
&
BIDDING DATA**

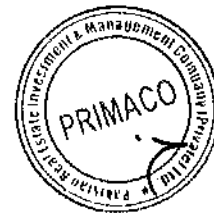


INSTRUCTIONS TO BIDDERS

Instruction to bidders shall remain the same as stated in Pakistan Engineering Council (PEC) **Standard bidding document for Procurement of Works (E & M)** which can be accessed at below link;

<https://pec.org.pk/wp-content/uploads/2021/05/Standard-Form-of-Bidding-Docs-for-Procurement-of-Works-E-M.pdf>

Instructions given in Bidding data shall prevail the Instructions to bidders stipulated in PEC standard bidding document as available at above link.



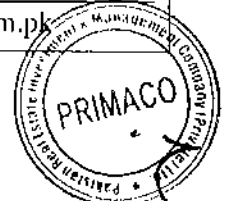
BIDDING DATA

The following specific data for the Works to be bided shall complement, amend, or supplement the provisions in the Instructions to Bidders.

Wherever there is a conflict, the provisions herein shall prevail over those in the Instructions to Bidders.

Instructions to Bidders

IB Reference Clauses	Bidding Data
1.1	<p>Name of Employer & Description of Works:</p> <p><i>Pakistan Real Estate Investment & Management Company (Employer)</i></p> <p>Hiring of Contractor for Supply, Installation and Commissioning of Elevators at Cineplex & Commercial Complex (CCC Building No.2) at I-8 Markaz Islamabad</p>
1.2	<p>Name of the Borrower/Source of Financing/Funding Agency:</p> <p>Employer own source of funds.</p>
2.1	<p>Eligible Bidders: As per Criteria as stated in Invitation to Bidders</p> <p>Eligible Countries for Bidder: Islamic Republic of Pakistan</p>
3	<p>Eligible Goods and Services: Eligibility of goods& services shall be as per BOQ, approved Manufacturer list, Technical Specification (Annexure-03) and Drawings (Annexure-04). It will be ascertained during technical evaluation; therefore, Bidder(s) must submit technical submittals as per Schedule – A (1) and A (2). Bidder(s) quoting equivalent Product/equipment/specifications, its equivalency will be assessed by the Employer and in case its equivalency is rejected then Bidder will be disqualified.</p>
5.1	<p>Contents of Bidding Documents:</p> <p>(1): Following Appendix is substituted with Evaluation Criteria; Appendix B – Evidence of Bidder’s Capability</p> <p>Following Appendix is not applicable; Appendix C - Domestic Goods (Value added in Pakistan)</p> <p>Amended sub-clauses shall be read as follows;</p> <p>(2): Form of Bid at Annexure - 01</p> <p>(2) (iv): <i>Schedule D:</i> Deviations from Technical Provisions (Not Applicable)</p> <p>(2) (v): <i>Schedule E:</i> Deviations from Contractual Conditions (Not Applicable)</p> <p>Following Schedule is added: (2) (ix): <i>Schedule I:</i> Construction Camp and housing Facilities</p> <p>(8) & (9): are substituted with Annexure – 03 – Technical Specifications’ Section</p> <p>(10): Drawings at Annexure – 04</p> <p>Following additional Annexure are added; Annexure - 2. Eligibility Information Annexure - 3. Bill of Quantities with Approved Manufacturers List & Origin of Goods/Equipment Section</p>
6.1 (a)	<p>Employer’s address:</p> <p>EOBI House, 2nd Floor, Plot No. 32, 33, 34, Mauve Area, G-10/4, Islamabad. Tel: 051-9108254/55 Fax:051-9108274, manager.procurement@primaco.com.pk</p>



IB Reference Clauses	Bidding Data
	Bidder(s), if required, can submit clarifications queries not later than Five (05) days prior to the deadline for the submission of bids and if needed the Employer will issue the clarification responses of the Bidding Documents at least three (03) days before the date of submission of Bids.
8.1	Bid Language English shall be language of bidding.
9.1	<p>Documents Comprising the Bid: <i>Substituted with following:</i> The bid prepared and submitted by the bidder(s) shall base on Single Stage Two Envelop method and comprise the following components:</p> <p>Sealed & Marked Technical Bid Envelop: The bidder to submit a sealed and marked technical Bid submitting complete copies of credentials duly signed and stamped(hard binding) in accordance with evaluation criteria (Appendix –B)and in compliance with Schedules to Bid as follows:</p> <ul style="list-style-type: none"> Schedule A: Specific Works Data Schedule B: Work to be Performed by Subcontractors Schedule C: Proposed Programme of Works Schedule F: Method of Performing Works Schedule G: Proposed Organisation Schedule H: Integrity Pact Schedule I: Construction Camp and housing Facilities <p>Additionally following original and duly signed & stamped annexure;</p> <ol style="list-style-type: none"> 1. Bid Security in original 2. Power of Attorney for signing & submission of Bid (<i>in case delegation to employee</i>) 3. Annexure – 2: Eligibility & Qualification Information (<i>with documentary evidences</i>) 4. Annexure – 4: Drawings (in a separate Booklet Form/File) 5. Annexure – 3: Technical Specifications Section (enclosed with BOQ in a separate Booklet Form/ File) <p>Sealed & Marked Financial Bid Envelop: The bidder to submit a sealed and marked Financial Bid in original as per the format provided duly signed and stamped (hard binding) comprising of the following;</p> <ol style="list-style-type: none"> 1. Annexure – 1: Form of Bid 2. Annexure – 3: Bill of Quantities (BOQ) with approved vendor/Manufacturer List (Separate Booklet Form) 3. Signed and Stamped Tender Documents
10.2	Form of Bid and Schedules: 10.2: Not Applicable
12	Currencies of Bid: All prices shall be quoted in Pak Rupees
13.4 (a) (b)	Documents Establishing Bidder's Eligibility and Qualifications: As per evaluation criteria - Appendix – B
13.5	Joint Venture: Not Applicable
15.1	Amount of Bid Security: Fixed amount of Bid Security i.e., Rs. 3.0million (To be submitted in shape of Deposit at Call or Bank Guarantee as per standard format).
15.7	Sub-clause (d) shall be added after Sub-clause (c), which read as; If a bidder is disqualified on the basis of misrepresentation which tantamount to "fraudulent practice" as per Rule 2 (f) (iv) of PPRs 2004, in such case its Bid Security shall be forfeited.
16.1	Period of Bid Validity: 90Calendar Days from opening of bid
17.4	Number of copies of the Bid to be completed and returned:



IB Reference Clause	Bidding Data
	One original duly signed and stamped on each page.
18	Sealing, Marking & Submission of Bid: Bids shall be properly sealed and marked as per Single Stage Two Envelop (Least Cost) Method
19	Deadline for submission of bids: Deadline for submission of bids is 1100 Hours on 11 th January 2024 Employer's address for the purpose of Bid submission: Venue: PRIMACO Head Office, 2nd Floor, EOBI House, G-10/4, Mauve Area, Islamabad
25	Conversion to Single Currency: Not Applicable
27	Domestic Preference: Not Applicable
34	Performance Security: A Performance Security, irrevocable and unconditional (as per the Standard Form attached) equal to 7.5 percent of the Contract Price in shape of Bank Guarantees or Pay Order shall be submitted within 28 days after the acceptance of Letter of Acceptance.
35	Signing of Contract Agreement: Contract agreement shall be signed within 28 days after the acceptance of Letter of Acceptance provided that the acceptable Performance Security is furnished



APPENDICES



NAME OF ELIGIBLE COUNTRIES

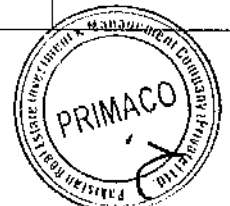
Islamic Republic of Pakistan



Evaluation Criteria

Hiring of Contractor for Supply, Installation and Commissioning of Elevators at Cineplex & Commercial Complex (CCC) Building at I-8 Markaz Islamabad

Criteria Requirement	Maximum Marks
<p>Credentials (All supporting documents shall be annexed)</p> <p>1) Complete credentials of the individuals/company with related details, 2) Copy of valid incorporation/ registration with SECP/GOP/Sole Proprietor, 3) Copy of valid Registration with PEC in category C-4 & above with code ME03/ME03(i), 4) Copy of Bidder's valid authorization of required Products from OEM. 5) Copy of valid Registration with FBR/Tax Department, NTN & GST Registered and must be on ATL (for Income and Sale Tax) 6) An original and valid affidavit on non-judicial stamp paper/e-stamp paper duly verified stating that the individual / firm is not blacklisted by, or having no litigation with, any Govt. / Autonomous Body or between partners. (standard format is attached on page 81 of this tender document)</p>	Mandatory
<p>7) No. of Similar Nature COMPLETED Projects in last 10 years</p> <p>a) Supply and Installation of 50 Nos or above elevators = 25 Marks b) Supply and Installation of 40 Nos or above elevators = 20 Marks c) Supply and Installation of 35 Nos or above elevators = 15 Marks d) Supply and Installation of 30 Nos or above elevators = 10 Marks e) Supply and Installation of 20 Nos or above elevators = 05 Marks f) Supply and Installation of less than 20 Nos elevators = 00 Marks</p> <p>(Evidence(s) should be provided in form of copy of LOA/ Contract Agreement, duly and recently verified by contract awarding authority if instructed)</p>	25
<p>8) No. of Similar Nature IN-HAND Projects</p> <p>a) Supply and Installation of 30 Nos or above elevators = 10 Marks b) Supply and Installation of 20 Nos or above elevators = 05 Marks</p> <p>((Evidence(s) should be provided in form of copy of LOA/ Contract Agreement, duly and recently verified by contract awarding authority if instructed)</p>	10
<p>9) Registration with OEM:-</p> <p>a. For 10 years and above = 10 Marks b. For 05 – 09 years = 05 Marks</p>	10
<p>10) Method Statement</p>	05
<p>11) Proposed Staff for Work</p> <p>- B.Sc. Mechanical Engineer (PEC Registered) having 10 Years of experience. 7 - B.Sc. Electrical Engineer (PEC Registered) having 07 Years of experience. 5 - 01 Number of Associate Engineers (DAE Mechanical) having 10 years of experience 4 - 01 Number of Associate Engineers (DAE Electrical) having 10 years of experience 4</p> <p>(Evidence(s) should be provided in form of copy of updated CV/ Employment Agreement/ Registration License etc.)</p>	
<p>12) Schedule / Bar Chart for subject works</p>	8
<p>13) Financial Status</p> <p>Average annual turnover of work done of last three years (2021, 2022, 2023): Marks will be calculated as per the formula:- $\text{Score} = \frac{(Y1+Y2+Y3)}{3} \times 12$ Whereas 'Y1,Y2,Y3' are respective annual turnovers of last three years and 'X' is Engineer Estimates (Evidence(s) should be provided in form of Audit Reports, prepared by registered Auditor, of last three years and a copy of last submitted Tax Return)</p>	12



14) <u>List of equipment (Relevant to subject works)</u>	05
15) <u>Testing Facility including Testing Tower of minimum 150m</u>	05
Total	100

NOTES:

- 1) 70% marks must be attained by the bidder for being qualified. Those bidders who do not attain 70% marks will not be included for financial competition and their sealed financial bids will be returned un-opened.
- 2) Past Performance of the bidders who have already worked with PRIMACO will be examined. In case of unsatisfactory performance, the bidder will be declared as disqualified.
- 3) The projects/contracts which are Sub-letted by the OEM authorized company will not be considered for marking.
- 4) Blacklisted firms from Govt/Semi Govt/ Autonomous departments are not eligible.



SCHEDULES TO BID



SCHEDULES TO BID INCLUDE THE FOLLOWING:

- Schedule A to Bid: Specific Works Data
- Schedule B to Bid: Work to be Performed by Subcontractors
- Schedule C to Bid: Proposed Programme of Works
- Schedule D to Bid: Deviations from Technical Provisions
- Schedule E to Bid: Deviations from Contractual Conditions
- Schedule F to Bid: Method of Performing Works
- Schedule G to Bid: Proposed Organization
- Schedule H to Bid: Integrity Pact
- Schedule I to Bid: Construction Camp and housing Facilities



SPECIFIC WORKS DATA

As per BOQ, Technical Specifications and Drawings attached with Tender Document, the bidders are required to submit their proposed equipment's technical submittals along with complete details, specifications, capacity, drawings, illustrations etc complete in all respect. In order to ascertain the qualification/disqualification with regard to Clause IB 14.3, illustrated below;

The documentary evidence of the Goods and Services' conformity to the Bidding Documents may be in the form of literature, drawings and data and shall furnish:

- (a) A detailed description of the Goods, essential technical and performance characteristics.*
- (b) Complete set of technical information, description data, literature and drawings as required. This will include but not be limited to the following:*
 - (i) A sufficient number of drawings, photographs, catalogues, illustrations and such other information as is necessary to illustrate clearly the significant characteristics such as general construction dimensions and other relevant information about the Goods to be furnished.*
 - (ii) Details of equipment and machinery with capacity.*
 - (iii) Any other information which is required for evaluation purposes.*
- (c) A clause-by-clause commentary on Technical Provisions, provided with the Bidding Documents, demonstrating the Goods' and Services' substantial responsiveness to those Specifications.*

Reference to Clause IB.13: Manufacturers/their Authorized dealers Authorization Certificate/License agreement/ shall be annexed. Origin of Goods/Equipment shall be as per Annexure – 03. Bidder(s) quoting equivalent equipment/specifications, its equivalency will be assessed and in case its equivalency is rejected the bidder will be disqualified.

Bidders must have to submit a copy of its authorization from OEM for representation in Pakistan, and must have to submit respective Product's details as per Performa on proceeding page.



SCHEDULE – A (2) TO BID



PRIMACO CCC BUILDING-ELEVATOR



Elevator Bid Summary		
Sr. #	2-6	1&7
Elevator Brands		
Elevator Tags		
Make/Origin		
Port of origin - for shipment		
General		
Elevator Capacity		
Elevator Speed		
Elevator Stop		
Elevator Type (Machine Room/Machine Less)		
Elevator Use (Passenger/Cargo)		
Car Size (mm)		
Head Room (mm)		
Power Input KW		
Door Size		
Drive (VVVF)		
Counter Weight (Solid Steel Belt/Rope)		
Seismic Design (Y/N)		
Certification		
Automatic Emergency Lowering Device		
Construction Material		
Fire Rated Car doors		
Power Supply		

Note: Elevator/Escator Bid Summary is only for scrutiny of Supplier. Detail evaluation will be based on compliance of Technical Specifications.



SCHEDULE – B TO BID

WORK TO BE PERFORMED BY SUBCONTRACTORS

The bidder will do the work with his own forces except the work listed below which he intends to sub-contract.

<u>Items of Work to be Sub-Contracted</u>	<u>Name and address of Sub-Contractor</u>	<u>Statement of similar works previously executed (Attach evidence)</u>
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Note:

1. No change of Sub-Contractor shall be made by the bidder without prior approval of the Employer.
2. The truthfulness and accuracy of the statement as to the experience of Sub-Contractors is guaranteed by the bidder. The Employer's judgment shall be final as to the evaluation of the experience of Sub-Contractors submitted by the bidder.
3. Statement of similar works shall include description, location & value of work, year completed and name & address of the clients.



SCHEDULE – C TO BID

PROPOSED PROGRAMME OF WORKS

Bidder shall provide a programme in a bar-chart/CPM/PERT form showing the sequence of work items by which he proposes to complete the work of the entire Contract. The programme should indicate the sequence of work items and the period of time during which he proposes to complete the Works including the activities like designing, schedule of submittal of drawings, ordering and procurement of materials, manufacturing, delivering, construction of civil works, erection, testing and commissioning of Works to be supplied under the Contract.



NOT APPLICABLE FOR SUBJECT PROCUREMENT
DEVIATIONS
FROM
TECHNICAL PROVISIONS

Deleted



NOT APPLICABLE FOR SUBJECT PROCUREMENT

DEVIATIONS
FROM
CONTRACTUAL CONDITIONS

Deleted



METHOD OF PERFORMING WORKS

The bidder is required to submit a narrative outlining the method of performing the Works. The narrative should indicate in detail and include but not be limited to:

- The sequence and methods in which he proposes to carry out the Works, including the number of shifts per day and hours per shift, he expects to work.
- A list of all major items of constructional and erection plant, tools and vehicles proposed to be used in carrying out the Works at Site, including number of each kind, make, type, capacity of all equipment, working condition, which shall be deployed by him for Civil Work and Erection, Testing and Commissioning of the Works, in sufficient detail to demonstrate fully that the equipment will meet all the requirements of the Technical Provisions.
- The procedure for installation of equipment and transportation of equipment and materials to the site.
- Details regarding mobilization in Pakistan, the type of facilities including personnel accommodation, office accommodation, provision for maintenance and for storage, communications, security and other services to be used.
- Organization chart indicating head office & field office personnel involved in management, supervision and engineering of the Works to be done under the Contract.



SCHEDULE – G TO BID

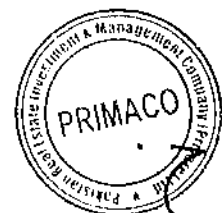
PROPOSED ORGANISATION

The bidder shall list in this Schedule the key personnel he will employ from Head office and from Site office to direct and execute the Works, together with their names, qualifications, experience, positions held and their nationalities.

Designation	Name of	Summary of Qualifications Experience, Present Position and Nationality
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- Head Office:

- Site Office:
Contractor's Representative
Site Superintendent
Supervising Engineer
Plant Erectors
Construction Supervisors
Other Key Staff



SCHEDULE – H TO BID

(INTEGRITY PACT)

**DECLARATION OF FEES, COMMISSION AND BROKERAGE ETC.
PAYABLE BY THE SUPPLIERS OF GOODS, SERVICES & WORKS IN
CONTRACTS WORTH RS. 10.00 MILLION OR MORE**

Contract No. _____ Dated _____
Contract Value: _____
Contract Title: _____

..... [name of Supplier] hereby declares that it has not obtained or induced the procurement of any contract, right, interest, privilege or other obligation or benefit from Government of Pakistan (GoP) or any administrative subdivision or agency thereof or any other entity owned or controlled by GoP through any corrupt business practice.

Without limiting the generality of the foregoing, [name of Supplier] represents and warrants that it has fully declared the brokerage, commission, fees etc. paid or payable to anyone and not given or agreed to give and shall not give or agree to give to anyone within or outside Pakistan either directly or indirectly through any natural or juridical person, including its affiliate, agent, associate, broker, consultant, director, promoter, shareholder, sponsor or subsidiary, any commission, gratification, bribe, finder's fee or kickback, whether described as consultation fee or otherwise, with the object of obtaining or inducing the procurement of a contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoP, except that which has been expressly declared pursuant hereto.

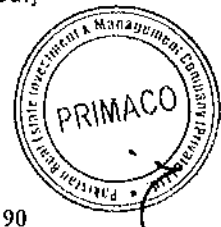
[name of Supplier] certifies that it has made and will make full disclosure of all agreements and arrangements with all persons in respect of or related to the transaction with GoP and has not taken any action or will not take any action to circumvent the above declaration, representation or warranty.

[name of Supplier] accepts full responsibility and strict liability for making any false declaration, not making full disclosure, misrepresenting facts or taking any action likely to defeat the purpose of this declaration, representation and warranty. It agrees that any contract, right, interest, privilege or other obligation or benefit obtained or procured as aforesaid shall, without prejudice to any other rights and remedies available to GoP under any law, contract or other instrument, be voidable at the option of GoP.

Notwithstanding any rights and remedies exercised by GoP in this regard, [name of Supplier] agrees to indemnify GoP for any loss or damage incurred by it on account of its corrupt business practices and further pay compensation to GoP in an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by [name of Supplier] as aforesaid for the purpose of obtaining or inducing the procurement of any contract, right, interest, privilege or other obligation or benefit in whatsoever form from GoP.

Name of Buyer:
Signature:
[Seal]

Name of Seller/Supplier:
Signature:
[Seal]



CONSTRUCTION CAMP AND HOUSING FACILITIES

The Contractor, at his own cost, in accordance with Sub-Clause 14.3 of the Conditions of Contract shall provide description of his construction camp's facilities and staff housing requirements.

The Contractor shall be responsible for pumps, electrical power, water and electrical distribution systems, and sewerage system including all fittings, pipes and other items necessary for servicing the Contractor's construction camp.

Construction camp shall be constructed on place which is duly approved by the employer.

The Bidder shall list his plans for providing these facilities for the service of the Contract as follows:

1. Site Preparation (clearing, land preparation, etc.).
2. Provision of Services.
 - a) Power (expected power load, etc.).
 - b) Water (required amount and system proposed).
 - c) Sanitation (sewage disposal system, etc.).
3. Construction of Facilities
 - a) Contractor's Office. Workshop and Work Areas (areas required and proposed layout, type of construction of buildings, etc.).
 - b) Warehouses and Storage Areas (area required, type of construction and layout).
 - c) Housing and Staff Facilities (Plans for housing for proposed staff, layout, type of construction, etc.).
 - i) The Contractor shall provide other than his staff to Employer 05 persons with the following duties assigned:

05 House Keepers (for the site office and construction site for housekeeping at both places)
4. Construction Equipment Assembly and Preparation (detailed plans for carrying out this activity).
5. Other Items Proposed (Security services, etc.).



SCHEDULE OF PRICES

	Description	Page No.
1.	Preamble to Schedule of Prices	25
2.	Schedule of Prices	

As per ANNEXURE – 03 of the Tender Document, issued in a separate booklet form/ File



1. PREAMBLE TO SCHEDULE OF PRICES

1. General

- 1.1 The Schedule of Prices shall be read in conjunction with the Conditions of Contract together with the Specifications and Drawings.
- 1.2 The Contract shall be for the whole of the Works as described in these Bidding Documents. Bids must be for the complete scope of Work.

2. Description

- 2.1 The general directions and descriptions of work and materials are not necessarily repeated nor summarized in the Schedule of Prices. References to the relevant sections of the Bidding Documents shall be made before entering prices against each item in the Schedule of Prices.
- 2.2 The quantities shown in the Schedule of Prices are estimated quantities only as an indication of the Scope of Work to enable the bidder to bid for different items of the Works for his estimate of costs. The estimated quantities shall be used for comparing the bids. It is, however, to be noted that in the event of any increase or decrease in the quantity of any item of Works and subject to provisions of the Conditions of Contract herein, the actual quantities executed will be paid.

3. Units & Abbreviations

- 3.1 Units of measurement, symbols and abbreviations expressed in the Bidding Documents shall comply with the Systeme Internationale d' Unites (SI Units).

The following abbreviations shall be used in the Schedule of Prices:

	<u>Abbreviation</u>
Foreign Currency Component	FCC
Local Currency Component	LCC
United States Dollars	US\$
Pakistani Rupees	PKR/Rs
Number	No.
Kilometer	km
Kilogram	Kg
Cubic Meter	Cu.m
Provisional Sum	PS
Percent	%

4. Rates and Prices

- 4.1 Except as otherwise expressly provided under the Conditions of Contract, the rates and amounts entered in the Schedule of Prices shall be the rates at which the Contractor shall be paid and shall be the full inclusive value of the work set forth or implied in the Contract; except for the amounts reimbursable to the Contractor under the Contract.



- 4.2 Unless otherwise stipulated in the Conditions of Contract, the rates and prices entered by the bidder shall not be subject to adjustment during the performance of the Contract.
- 4.3 All duties, taxes and other levies payable by the Contractor under the Contract, or for any other cause, as on the date twenty-eight (28) days prior to the deadline for submission of bids shall be included in the rates and prices and the total Bid Price submitted by a bidder.

Additional/reduced duties, taxes and levies due to subsequent additions or changes in legislation shall be reimbursed / deducted as per provisions of the Conditions of Contract.

- 4.4 The whole cost of complying with the provisions of the Contract shall be included in the items provided in the priced Schedule of Prices, and where no items are provided, the cost shall be deemed to be distributed among the rates and prices entered for the related items of the Works and no separate payment will be made for those items.

The rates, prices and amounts shall be entered against each item in the Schedule of Prices. Any item against which no rate or price is entered by the bidder will not be paid for by the Employer when executed and shall be deemed covered by the rates and prices for other items in the Schedule of Prices.

- 4.5 The bidder shall be deemed to have obtained all information as to port clearance facilities and charges, loading and unloading facilities and charges, storage facilities and charges, transportation facilities and charges, congestion and/or other conditions to be expected at Karachi Port and or any other seaport of Pakistan and all requirements related thereto.

The Contractor shall be responsible to make complete arrangements for the transportation of the Plant to the Site.

The bidder shall be deemed to have included all clearing, forwarding and other incidental costs in this regard in his bid. The Contractor will have the option to use either Karachi Port or any other seaport of Pakistan.

- 4.6 The Contractor shall provide for all parts of the Works to be completed in every respect for commercial operation. Notwithstanding that any details, accessories, etc. required for the complete installation and satisfactory operation of the Plant, are not specifically mentioned in the Specifications, such details shall be considered as included in the Contract Price.

5. Bid Prices

5.1 Break-up of Bid Prices

The various elements of Bid Prices shall be quoted as detailed below:



a) FOB Port of Shipment

The bidder shall quote prices for FOB Port of Shipment for all individual items and for each sub-total of Plant, Erection Equipment and Spare Parts to be supplied from outside Pakistan on FOB (Port of Shipment) basis. The FOB Port of Shipment price shall include the cost of the following:

- i) Design, manufacture, finishing, factory testing, packing for transport and all transportation costs incurred in placing the Plant, Erection Equipment and Spare Parts and other materials on board the vessel.
- ii) Provision of clean on-board bills of lading.
- iii) Export taxes, fees or charges levied on exporting Plant, Erection Equipment and Spare Parts and other materials in the country of origin, in the case of Plant imported to Pakistan.
- iv) Provision of certificates of origin, consular invoices (if required) or any other documents issued in the country of origin.

b) Insurance & Shipping

i) Insurance

The bidder shall quote prices for insurance cover from ex-factory/ ex-works to the Site for the sub-totals of the Plant, Erection Equipment, Spare Parts and other materials to be imported for the Contract. Such prices shall include all insurance costs covering the responsibility for all loss or damages while loading, unloading, storing and trimming on board or on inland carrier and transportation to Site.

The prices for transportation/marine insurance cover shall be quoted on the basis of insurance through insurers from any country (ies) of the world acceptable to the Employer.

ii) Shipping

The bidder shall quote prices for shipping from port of shipment to the port of entry in Pakistan for the sub-totals of the Plant, Erection Equipment, Spare Parts and other materials to be imported for the Contract in Pakistan. Such prices shall include all marine transportation costs including ocean freight and other charges, etc.

The prices for shipping/marine transportation shall be quoted for shipment through reputed shipping lines including Pakistan National Shipping Corporation (PNSC).



Cost of shipment(s) effected by the Contractor at his option by aircraft shall be deemed to be included in the Total Bid Price.

c) CIF (Pakistan Seaport) Price

CIF (Pakistan Seaports) price will be the total of FOB price, insurance and shipping prices, described here above.

d) Customs Duties

Customs duty for Plant, Erection Equipment, Spare Parts and other materials, if any, offered from outside Pakistan shall also include sales tax, import duty and other import charges.

e) DDP (Pakistan Seaport) Price

DDP (Pakistan Seaport) price will be the total of CIF price and customs duties, described here above.

f) Ex-factory Price for Local Goods

The bidder shall quote prices for Local Goods, materials (other than materials required for civil works such as concrete and reinforcement etc. Cost of which will be included in the price of civil works) and equipment in the relevant column of Ex-Factory (Pakistan) of "Schedule of Prices". Such prices shall include:

- i) Design documentation, drawings, drafting, planning services, manufacturing, testing and packing of finished goods ready for delivery to Site.
- ii) All custom duties, sales tax and other taxes already paid or payable on the components and raw materials used in the manufacture or assembly of Local Goods, materials and equipment.

g) Insurance of Local Goods

Insurance of Local Goods and other materials from factory to Site shall include all insurance costs covering the responsibility of all losses or damages, while loading, unloading, storing, trimming on the carrier and transporting to Site. Checking and verifying of consignments, issuance of receiving reports and damage reports (when applicable) shall be the Contractor's responsibility. The cost of insurance shall be quoted on the basis of insurance through National Insurance Company (NIC) of Pakistan or any other insurance company operating in Pakistan and acceptable to the Employer.

h) Local Transport



Inland transportation for the Plant, Erection Equipment and Spare Parts shall be the Contractor's responsibility in respect of:

- i) the Plant, Erection Equipment, Spare Parts and other materials offered from outside Pakistan; from the port of entry in Pakistan to the storage area at the Site, and
- ii) indigenous Plant, Erection Equipment, Spare Parts and other materials if any, offered from within Pakistan; from the factory in Pakistan to the storage area at the Site, and

all charges occurring there from including octroi, zila tax, fees etc. and charges for loading, forwarding and unloading expenses shall be borne by the Contractor. Unloading at the Site, handling of the Plant, Erection Equipment, Spare Parts and other materials to the designated point of Site storage, checking and verifying all shipments received against shipping documents, issue of all receiving reports and issues of damage reports (when applicable) shall be the Contractor's responsibility.

The bidder shall recognize such elements of the costs which he expects to incur in the performance of the Works and shall include all such costs in the rates and amounts entered in the Schedule of Prices.

i) Erection & Other Work

The bidder shall quote prices for Erection & Other Work (foreign and local currency portion) for the sub-totals of the Plant at the Site. Such prices shall include the costs of handling of the Plant and other materials from Site storage to point of final installation, erection, installation, testing, commissioning including all inspection, reliability tests, the cost of foreign and local erection staff and labour, tools and equipment, etc. It shall also cover the services of qualified representative(s) of the supplier(s) of Plant or adviser(s) to assure proper erection and commissioning of the Plant. The price shall also include cost of arranging insurances in respect of Contractor's operations in Pakistan which insurances shall be effected by the Contractor with the National Insurance Company (NIC) of Pakistan or any other insurance company operating in Pakistan and acceptable to the Employer.

5.2 Total Bid Price

The total of bid prices under foreign currency and local currency columns in the Schedule of Prices shall be entered in the Summary of Bid Prices. The unit rates and prices and lumpsum amount entered in the Schedule of Prices will be the rates at which the Contractor will be paid, and shall be deemed to be the full inclusive value of the work including all costs of performing the Works such as overheads, income tax, super tax, profits, costs of accepting the



general risks, liabilities and obligations set forth or implied in the Contract except for the amounts reimbursable, if any, to the Contractor under the Contract. The rates shall also include Contractor's cost for providing Performance Security and other Bank Guarantees required for performance of the Contract.

6. Erection and Testing Equipment and Maintenance Tools

- 6.1 In the Schedule of Prices, under Erection and Testing Equipment & maintenance tools the Employer has drawn up a list of Erection and Testing Equipment and Maintenance Tools along with estimated quantities. The bidder shall enter the price only in FOB price column for all individual items and shall give the break-up of the prices into FOB Port of Shipment, Shipping to wharf at the port of entry in Pakistan, Insurance to Site and Local Transport in Pakistan against each sub-total. These Erection and Testing Equipment and Maintenance Tools shall be furnished and the cost included in the Bid Price.

The Employer shall have the option of ordering additional quantities of these essential Erection and Testing Equipment and Maintenance Tools, at the unit rates entered in the Schedule of Prices no later than one year after the Commencement Date.

The unit rate for any item shall be computed by dividing the total amount by the quantity of that item.

- 6.2 The bidder shall also list, in the space provided in the Schedule of Prices, Additional Recommended Erection and Testing Equipment and Maintenance Tools, any Erection and Testing Equipment and Maintenance Tools which he recommends be provided for the Works, in addition to those already specified by the Employer in the Schedule of Prices. The bidder shall enter against each such item, its recommended quantity, and price. The cost of such Additional Recommended Erection and Testing Equipment and Maintenance Tools will not be taken into account in the evaluation of bids.

The Additional Recommended Erection and Testing Equipment and Maintenance Tools may be selected by the Engineer/Employer and the Contract Price will be adjusted in accordance with the prices set against those items in the Schedule of Prices.

7. Spare Parts

- 7.1 In the Schedule of Prices, under Spare Parts, the Employer has drawn up a list of spare parts along with estimated quantities. The bidder shall enter the price only in FOB price column for all individual items and shall indicate the break-up of price into FOB Port of Shipment, Shipping to wharf at the port of entry in Pakistan, Insurance to Site and Local Transport in Pakistan against each sub-total. These spare parts shall be furnished and the cost included in the Bid Price.



The successful Bidder shall prepare and at the time of preparation of Letter of Acceptance submit to the Employer the unit rates of all individual items of the spare parts. The unit rates of the spare parts for the required quantities shall give a total cost equal to the amount entered in the Schedule of Price for spare parts.

The Employer shall have the option of ordering additional quantities of these essential spare parts, at the unit rates entered in the Schedule of Prices, no later than one year after the Commencement Date.

The unit rate for any item shall be computed by dividing the total amount by the quantity of that item.

- 7.2 The Bidder shall also list in the space provided in the Schedule of Prices any Spare Parts which he recommends be provided for the Works, in addition to those specified by the Employer in the Schedule of Prices. The Bidder shall enter against each such item, its recommended quantity, rate and price. The cost of such Additional Recommended Spare Parts will not be considered in the evaluation of bids.

The Additional Recommended Spare Parts may be selected by the Engineer/ Employer and the Contract Price will be adjusted in accordance with the prices set against those items in the Schedule of Prices.

8. Reimbursable Costs

- 8.1 If provided in the Particular Conditions of Contract, the Contractor shall be reimbursed the actual amounts (without any overhead charges and profits) disbursed by him in respect of non-exempt Pakistani customs, import duties, and taxes, levied upon Plant, Erection Equipment and Spare Parts imported directly by him or his subcontractors into Pakistan for the purpose of this Contract for incorporation in the Works.
- 8.2 The bidder shall recognize such elements of the costs which he expects to incur in the performance of the Works and which are reimbursable, and he shall not include any such costs in the rates and amounts entered in the Schedule of Prices.

9. Provisional Sums

- 9.1 Provisional Sums included and so designated in the Schedule of Prices if any, shall be expended in whole or in part at the direction and discretion of the Employer/ Engineer. The Contractor will only receive payment in respect of Provisional Sums if he has been instructed by the Employer/Engineer to utilise such sums.



DAYWORK SCHEDULE

1. General

- 1.1 Work shall not be executed on a Day work basis except by written Order of the Engineer. The rates for Day work items entered in the Schedule of Prices shall apply to any quantity of Day work ordered by the Engineer. Nominal quantities have been indicated against each item of Day work, and the extended total for Day work shall be carried forward as a provisional sum to the Summary of Bid Prices.

2. Day work - Labor

- 2.1 In calculating payments due to the Contractor for the execution of Day work, the hours for labor shall be reckoned from the time of arrival of the labor at the job Site to execute the particular item of Day work to the time of departure, but excluding meal breaks and rest periods. Only the times of classes of labor directly doing work ordered by the Engineer and for which they are competent to perform shall be measured.

The time of Plant Erectors or other expatriate supervisory personnel shall not be measured unless their time on Site is extended by Variation Order. The rates entered by the Bidder for these categories shall be daily rates inclusive of all allowances and overheads.

- 2.2 For labor other than Plant Erectors or other expatriate supervisory personnel, the Contractor shall be entitled to payment in respect of the total time that labor is employed on Day work, calculated at the basic rates entered by him in the Schedule of "Day work Rates – Labor" together with an additional percentage payment on basic rates representing the Contractor's profit, overheads, etc., as described below:

- a) The basic rates for labor shall cover all direct costs to the Contractor, including (but not limited to) the amount of wages paid to such labor, transportation time, overtime, subsistence allowances and any sums paid to or on behalf of such labor for social benefits in accordance with Pakistan Labor laws. The basic rates will be payable in Pak. Rupees only, and
- b) The additional percentage payment to be quoted by the Bidder and applied to costs shall be deemed to cover the Contractor's overheads, profits, superintendence, liabilities and insurances and allowances to labor, timekeeping and clerical and office work, the use of consumable stores, water, lighting and power; the use and repair of staging, scaffolding, workshops and stores, portable power tools, manual plant and tools; supervision by the Contractor's staff, foremen and other supervisory personnel; and charges incidental to the foregoing. Payments under this item shall be made in foreign currency and local currency at the percentages entered in the Day work Schedule.



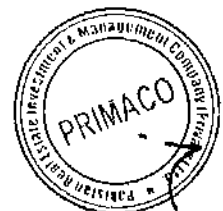
- 2.3 Rates entered in the Day work Schedule shall apply to labor of trade and qualification as described and to labor of other trades with similar skill and qualification.

3. Day work - Contractor's Equipment

- 3.1 The Contractor shall be entitled to payments in respect of Contractor's Equipment already on Site and employed on Day work at the basic rental rates entered by him in the "Schedule of Day work Rate - Contractor's Equipment". The said rates shall be deemed to include complete allowance. for depreciation, interest, indemnity and insurance, repairs, maintenance, supplies, fuel, lubricants and other consumables and all overheads, profit and administrative costs related to the use of such equipment.
- 3.2 In calculating the payment due to the Contractor for Contractor's Equipment employed on Day work, only the actual number of working hours will be eligible for payment, except that, where applicable and agreed with the Engineer, the travelling time from the part of the Site where the Contractor's Equipment was located when ordered by the Engineer to be employed on Day work and the time for the return journey thereto shall be included for payment.
- 3.3 The rental rates for Contractor's Equipment employed on Day work shall be stated in Pakistani Rupees but payments to the Contractor will be made in local and foreign currencies according to the rates entered in the Schedule.

4. Day work-Materials

- 4.1 The Contractor shall be entitled to the following payments in respect of materials used for Day work (except for materials for which the cost is included in the percentage addition to labor costs) which are actually incorporated into the Works:
- a) The net cost of such materials delivered to warehouse or work yard area or storage area at the Site. Such cost shall be calculated by the Contractor on the basis of the invoiced price and freight and insurance as certified by the Engineer on the basis of invoices produced.
 - b) Percentage addition, in local and/or foreign currency, of such net cost of materials to cover the Contractor's handling charges, overheads and profits.
- 4.2 Payment of the net cost to the Contractor of Day work materials shall be made in the same currency as the invoice. Payment of the addition for handling charges, overheads and profit shall be in local and/or foreign currency as entered in the Schedule of Day work - Materials.



2. (a) SCHEDULE OF PRICES – SUMMARY OF BID PRICES

As per ANNEXURE – 03 of the Tender Document, issued in a separate booklet form/ File.



NOT APPLICABLE
**2. (b) SCHEDULE OF PRICES – EQUIPMENT,
ERECTION, TESTING & COMMISSIONING**

Deleted



NOT APPLICABLE
2. (c) SCHEDULE OF PRICES – CIVIL WORKS

Deleted



NOT APPLICABLE
2. (d) SCHEDULE OF PRICES
DAYWORK

Deleted



NOT APPLICABLE
**2. (e) SCHEDULE OF PRICES – ADDITIONAL
RECOMMENDED ERECTION AND TESTING EQUIPMENT &
MAINTENANCE TOOLS**

Deleted



NOT APPLICABLE
**2. (f) SCHEDULE OF PRICES – ADDITIONAL
RECOMMENDED SPARE PARTS**

Deleted



**PREAMBLE
TO
CONDITIONS OF CONTRACT**



PREAMBLE TO CONDITIONS OF CONTRACT

- Commencement Date** Sub-Clause 1.1.1.(i)
The date for commencement of the Works is the date of Notice to Commence.
- Defect Liability Period** Sub-Clause 1.1.11
The Defect Liability Period is 365 days.
- Percentage of Retention Money** *05 % of the amount of payment certificate(s), not exceeding 5 % of Contract Price stated in the Letter of Acceptance. Retention monies shall be released 28 days after Issuance of Defect Liability Certificate, at the time of final payment.*
- The Employer** Sub-Clause 1.1.12.
The Employer is CEO EOBI House, 2nd Floor, Plot No. 32, 33, 34, Mauve Area, G-10/4, Islamabad. Tel: 051-9108254/55 Fax:051-9108274
- The Engineer** Sub-Clause 1.1.15.
The Engineer, Lt. Col. Muhammad Saeed (Retd).
- Time for Completion** Sub-Clause 1.1.35.
The Time for Completion is 300 calendar days from the Commencement Date.
- Warranty Period** Sub-Clause 1.1.40.
The Warranty Period is One years for (goods/equipment) from date of issuance of Taking over certificate
- Engineer's Duties & Authorities** Sub-Clause 2.1
Amount of Variation Order in emergency is 1% of the contract value.
- Confirmation in Writing** Sub-Clause 2.6
(i) If the Contractor shall require the confirmation, it shall be notified to the Engineer within 07 days.
(ii) The Engineer shall confirm the decision/instruction within 03 days.
- Ruling Language** Sub-Clause 5.1.
The version in *English* language (ruling language) shall prevail.
- Day to Day Communications** Sub-Clause 5.2.
The language for day-to-day communications is *English*.
- As-Built Drawings** Sub-Clause 6.10
As-Built drawings shall be provided to the Engineer within 21 working days from the date of issue of Taking Over Certificate by



the contractor.

General Obligations	Sub-Clause 8.1 Detail of Erection and Testing Equipment and Maintenance Tools is given herein below: <i>All activities, where required, related to erection and testing equipment and maintenance Tools are responsibility of Contractor.</i>
Performance Security	Sub-Clause 10.1 <i>A Performance Security, irrevocable and unconditional (as per the Standard Form attached) equal to 7.5% percent of the Contract Price in shape of Bank Guarantees or Pay Order shall be submitted within 28 calendar days after the receipt of Letter of Acceptance.</i> <i>The Contractor shall be liable for submission of additional performance security in shape of Bank Guarantee or Call Deposit, if adjustable amount based on exchange rate increase/exceed by 5% of Contract price as mentioned in Letter of Acceptance.</i>
Programme to be Furnished	Sub-Clause 12.1. The Programme must be submitted in the form of Resource loaded Primavera construction Programme.
Electricity Water, Gas and Other Services	Sub-Clause 14.3. Supplies on the Site are: a. Electricity: <i>To be arranged by Contractor at his own cost.</i> b. Water: <i>To be arranged by Contractor at his own cost.</i> c. Gas: <i>To be arranged by Contractor at his own cost.</i> d. Other Services: <i>The Contractor can arrange camping facilities for labor on project site at his own cost. All such administrative tasks and related charges, where required, of CDA, Municipality, WAPDA etc. will be liabilities of the contractor.</i>
Employer's Equipment	Sub-Clause 14.4. <i>Not Applica</i>
Working Hours	Sub-Clause 18.3. <i>The normal working hours are as per Contractor HR Policy in compliance to prevailing Government Rules and Regulations. Working during day/night shift at site is allowed.</i>
Time for Completion	Sub-Clause 25.1 (i) Place of the Project: CCC Building No.2 I-8 Markaz Islamabad (ii) Period: 300 calendar days.
Earlier Completion	Sub-Clause 26.3 (i) Amount of Bonus per day: Nil (ii) Max. Amount of Bonus: Nil
Delay in Completion	Sub-Clause 27.1. Failure to meet the Time for Completion entitles the Employer to reduction in Contract Price as follows: Percentage per day: 0.1 % of contract price Maximum: 10% of contract price



Prolonged Delay	Sub-Clause 27.2. <i>Maximum amount recoverable from the Contractor by the Employer 10% of contract price</i>
Terms of Payment	Sub-Clause 33.1. <i>Please refer to Sub-Clause 33.1 of Particular Conditions of Contract</i>
Payment in Foreign Currencies	Sub-Clause 35.1. Payment in foreign currencies is not applicable under this contract. Sub-Clause 35.3 (Rate of Exchange) Prices and rates shall not vary from the prices, rates and amounts quoted by the Contractor in BOQ. All payments to be made in Pak Rupees only. However, increase / decrease in dollar rate will be paid / deducted to and from the Contractor as per guidelines / SBDs of PEC i.e., Standard procedure and formula for price adjustment. The Contractor shall be liable for submission of additional performance security in shape of Bank Guarantee or Call Deposit, if adjustable amount based on exchange rate increase/exceed by 5% of Contract price as mentioned in Letter of Acceptance.
Insurance of Works	Sub-Clause 43.1. The deductible limits in the insurance cover of the Works shall not exceed <i>PKR 400, 000 per occurrence with unlimited number of occurrences.</i> Sub-Clause 43.1.(a) The additional risks to be insured are: <i>Workman Compensation Policy</i>
Third Party Liability	Sub-Clause 43.3. The amount of insurance against third party liability taken out by the Contractor shall not be less than: <i>PKR 400, 000 per occurrence with unlimited number of occurrences.</i>
Payment on Termination for Employer's Default	Sub-Clause 46.3. The additional amount payable by the Employer on termination shall not exceed: <i>the value of work done.</i>
Labour, Materials and Transport	Sub-Clause 47.1.
Notices to Employer and Engineer	Sub-Clause 49.2. The address of the Employer for notices is: <u><i>EOBI House, 2nd Floor, Plot No. 32, 33, 34, Mauve Area, G-10/4, Islamabad. Tel: 051-9108254/55 Fax: 051-9108274</i></u>
Disputes & Arbitration	The address of the Engineer for notices is: <i>Project Site Office I-8 Markaz Islamabad</i> Sub-Clause 50.4 Venue of Arbitration: <i>Islamabad, Pakistan.</i>
Applicable Law	Sub-Clause 51.1. The applicable law is <u>Arbitration Act 1940.</u>
Procedural Law	Sub-Clause 51.2.



for Arbitration The procedural law for arbitration is Arbitration Act 1940
Language and Sub-Clause 51.3.
Place of The language of arbitration is **English** language.
Arbitration The place of arbitration is **Islamabad Pakistan**



GENERAL CONDITIONS OF CONTRACT

Notes on the Conditions of Contract

The Conditions of Contract comprise two parts:

- (a) General Conditions of Contract**
- (b) Particular Conditions of Contract**

Over the years, a number of “model” General Conditions of Contract have evolved. The one used in these Standard Bidding Documents was prepared by the International Federation of Consulting Engineers (Federation Internationale des Ingenieurs-Conseils, or FIDIC), and is commonly known as the FIDIC Conditions of Contract. (The used version is the 1987 edition, reprinted in 1988 with editorial amendments.)

The FIDIC Conditions of Contract have been prepared for an ad measurement (unit price or unit rate) type of contract, and cannot be used without major modifications for other types of contracts, such as lump sum, turnkey, or target cost contracts.

The standard text of the General Conditions of Contract chosen must be retained intact to facilitate its reading and interpretation by bidders and its review by the Employer. Any amendments and additions to the General Conditions, specific to the contract in hand, should be introduced in the Particular Conditions of Contract.

The use of standard conditions of contract for all electrical/mechanical Works will ensure comprehensiveness of coverage, better balance of rights or obligations between Employer and Contractor, general acceptability of its provisions, and savings in time and cost for bid preparation and review, leading to more economic prices.

The FIDIC Conditions of Contract are copyrighted and may not be copied, faxed, or reproduced. Without taking any responsibility of its being accurate, Pakistan Engineering Council with prior consent of FIDIC Secretariat, has reproduced herein the FIDIC General Conditions of Contract for reference purpose only which cannot be used by the users for preparing their bidding documents. The bidding document may include a purchased copy, the cost of which can be retrieved as part of the selling price of the bidding document. Alternatively, the FIDIC Conditions of Contract can be referred to in the bidding documents, and the bidders are advised to obtain copies directly from FIDIC.*

* Add the following text if the bidding documents, as issued, do not include a copy:

“Copies of the FIDIC Conditions of Contract can be obtained from:

FIDIC Secretariat
P.O. Box 86
1000 Lausanne 12
Switzerland

fidic.pub@fidic.org – FIDIC.org/bookshop]



Part 1 General Conditions of Contract shall remain the same as stated in Pakistan Engineering Council (PEC) **Standard bidding document for Procurement of Works (E & M)**,

which shall be purchased (only by successful bidder at his/her own cost), signed and stamped by Successful Bidder to purchase and submitted along with contract agreement.

which shall be accessed as per below link;

<https://pec.org.pk/wp-content/uploads/2021/05/Standard-Form-of-Bidding-Docs-for-Procurement-of-Works-E-M.pdf>

The “**CONDITIONS OF CONTRACT FOR ELECTRICAL AND MECHANICAL WORKS**” section from page 71-141 has been removed as FIDIC doesn't allow it to be copied. Download the PDF version of this document from PICC website to view it completely OR Copies of the FIDIC Conditions of Contract can be obtained from:

FIDIC Secretariat

P.O. Box 86

1000 Lausanne 12

Switzerland

e-mail: fidic.pub@fidic.org – FIDIC.org/bookshop]



PART-II: PARTICULAR CONDITIONS OF CONTRACT



PART-II: PARTICULAR CONDITIONS OF CONTRACT

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- 19.4 Use of Pakistani Materials
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- 24.4 Resumption of Work
- 25.1 Time for Completion
- 26.1 Extension of Time for Completion
- 26.3 Earlier Completion
- 26.4 Rate of Progress
- 27.1 Delay in Completion
- 28.7 Consequences of Failure to pass the Tests on Completion
- 30.4 Extension of Defects Liability Period
- 30.5 Failure to Remedy Defects
- 30.13 Unfulfilled Obligations
- 31.1 Engineer's Right to Vary
- 31.5 Record of Costs
- 31.6 Daywork under Variation Order
- 31.7 Value Engineering
- 33.1 Terms of Payment
 - 33.1.1 Retention of Payment
 - 33.1.2 Payment Where Taking Over Certificate Issued for Section or Portion of Works
- 33.3 Method of Application
- 33.5 Payment
- 33.6 Delayed Payment
- 33.8 Payment by Measurement
- 33.12 Withholding of Payment
- 35.1 Payment in Foreign Currencies
- 35.2 Currency Restrictions
- 35.3 Rates of Exchange
- 36.4 Payment Against Provisional Sums
- 37.2 Employer's Risks
- 39.2 Loss or Damage Before Risk Transfer Date



- 39.4 Duty to Minimize Delay
- 40.2 Employer's Liability
- 42.2 Maximum Liability
- 42.6 Foreseen Damage
- 43.1 The Works (Insurance)
- 43.2 Contractor's Equipment
- 43.3 Third Party Liability (Insurance)
- 43.7 Remedies on the Contractor's Failure to Insure
- 43.9 Currency of Insurance
- 43.10 Contractor to Notify
- 43.11 Procurement of Insurance Policies
- 44.6 Damage Caused by Force Majeure
- 44.8 Payment on Termination for Force Majeure
- 44.10 Force Majeure Affecting Engineer's Duties
- 45.2 Contractor's Default
- 45.6 Integrity Pact
- 46.1 Employer's Default
- 46.3 Payment on Termination for Employer's Default
- 47.1 Labour, Materials and Transport
- 48.1 Customs and Import Duties
- 48.3 Port Charges and Port Congestion
- 49.1 Notice to Contractor
- 50. Disputes & Arbitration



PART-II: PARTICULAR CONDITIONS OF CONTRACT

1.1 Definitions

The text of Sub-Clause 1.1.1 is deleted and substituted by the following:

“Commencement Date” means the date specified in the Preamble to Conditions of Contract.

The text of Sub-Clause 1.1.2 is deleted and substituted by the following:

“Conditions” means the Preamble to Conditions of Contract, General Conditions of Contract and Particular Conditions of Contract.

Sub-Clause 1.1.3

At the end of Sub-Clause, the following is added:

“Any subsequent document mutually agreed and signed by the Employer and the Contractor, shall be the part of the Contract.”

The text of Sub-Clause 1.1.5 is deleted and substituted by the following:

“Contract Price” means the sum stated in the Letter of Acceptance as payable to the Contractor for the execution and completion of the Works subject to such additions thereto or deductions therefrom as may be made under the provisions hereinafter contained and remedying of any defects therein in accordance with the provisions of the Contract.”

Sub-Clause 1.1.11

The Defects Liability Period is the period mentioned in the Preamble to Conditions of Contract.

Sub-Clause 1.1.15

The following is added at the end of Sub-Clause:

“Or any other competent person appointed by the Employer as his replacement.”

Sub-Clause 1.1.23

The following paragraph is added:

The word “Goods” is synonymous with “Plant.”

The text of Sub-Clause 1.1.27 is deleted and substituted by the following:

“Schedule of Prices” means the completed and priced Schedule of Prices, or any part or individual schedule thereof, submitted by the Contractor with his Bid or revised and mutually agreed and forming a part of the Contract documents.



Sub-Clause 1.1.33

The word "Tender" is synonymous with the word "Bid" and the word "Tender Documents" with the word "Bidding Documents".

The following Sub-Clauses are added:

1.1.38 "Month" means calendar month according to Gregorian calendar.

1.1.39 "Operation and Maintenance Manuals" has the meaning described in Sub-Clause 6.6.

1.1.40 "Warranty Certificate" means the certificate against specified goods/equipment, for the period mentioned in the Preamble to Conditions of Contract, to be issued by the Contractor that the goods/equipment supplied under the Contract are new, unused and incorporate all recent improvements in design and materials unless provided otherwise in the Contract and that the Contractor will be responsible for making good or replacing any defective goods/equipment during the Warranty Period specified in the Preamble to Conditions of Contract which should commence after expiry of Defect Liability Period.

Sub-Clause 1.1.41

The word "Part II" stated in FIDIC Conditions of Contract is synonymous with the word "Particular Conditions of Contract".

Sub-Clause 1.6 Cost, Overhead Charges and Profit

The last sentence "Any profit _____ stated in the Preamble" is deleted and substituted by the following:

"Any profit entitlement shall be added to cost at the percentage stated in the Bid and agreed in the Contract Agreement."

Sub-Clause 2.1 Engineer's Duties

The text of Sub-Clause 2.1 is deleted and substituted by the following:

"The Engineer shall carry out the duties specified in the Contract.

The Engineer may exercise the authority attributable to the Engineer as specified in or necessarily to be implied from the Contract. The Engineer is required to obtain the specific approval of the Employer before carrying out his duties in accordance with the following Clauses of General Conditions of Contract:

- (a) approval of Subcontractor under Sub-Clause 4.1,
- (b) certifying additional sums under Sub-Clause 5.4,
- (c) certifying additional costs under Sub-Clauses 11.3 & 12.3,
- (d) certifying any cost under Sub-Clause 14.6,
- (e) approval of extension of time under Clause 26,
- (f) issuing a Taking-Over Certificate under Sub-Clause 29,
- (g) issuing a Defects Liability Certificate under Sub-Clause 30.11,
- (h) issuing a Variation Order under Clause 31,
- (i) fixing rates or prices under Clauses 31 and 34,
- (j) certifying additional costs under Sub-Clause 44.5 and
- (k) certifying additional costs under Sub-Clause 47.2;



Except for such variations pursuant to Sub-Clause 31.1 of the GCC which may be necessary in an emergency affecting safety of life, the works or of adjoining property.”

Except as expressly stated in the Contract the Engineer shall have no authority to relieve the Contractor of any of his obligations under this Contract.”

Sub-Clause 2.6 Confirmation in Writing

- (i) In line 3 after the words “undue delay” the following is added:
“but not after the number of days mentioned in the Preamble to Conditions of Contract from the instruction or decision.”
- (ii) At the end of Sub-Clause 2.6, the following is added:
“The Engineer shall confirm or otherwise within the period mentioned in the Preamble to Conditions of Contract from the receipt of requirement(s) from the Contractor.”

Sub-Clause 2.7 Disputing Engineer’s Decisions and Instructions

The following text is deleted:

“If either party in accordance with the Contract.”

Sub-Clause 2.8 Replacement of Engineer

The text of Sub-Clause 2.8 is deleted and substituted by the following:

“If the Employer intends to replace the Engineer, the Employer shall, not less than 14 days before the intended date of replacement, give notice to the Contractor, of the name, address and relevant experience of the intended replacement Engineer. The Employer shall not replace the Engineer with a person against whom the Contractor raises reasonable objection by notice to the Employer, with supporting particulars.”

Sub-Clause 2.9 Engineer Not Liable

Sub-Clause 2.9 is added as follows:

“Approval, reviews and inspection by the Engineer of any part of the Works does not relieve the Contractor from his sole responsibility and liability for the supply of remaining materials and equipment for the Works and parts thereof and complete the remaining erection works and testing and commissioning in accordance with the Contract and neither the Engineer's authority to act nor any decision made by him in good faith as provided for under this Contract whether to exercise or not to exercise such authority shall give rise to any duty or responsibility of the Engineer to the Contractor, any Subcontractor, any of their representatives or employees or any other person performing any of the works. However, the Contractor shall be compensated if any loss/damage is occurred due to the decision of the Engineer.”

Sub-Clause 4.2 No Contractual Relation between Subcontractor and the Employer

Sub-Clause 4.2 is added as follows:



Nothing contained in the Contract Documents shall create any contractual relation between any Subcontractor and the Employer.

Sub-Clause 5.3 Priority of Contract Documents

Sub-Clause 5.3 is deleted and substituted by the following:

“Unless otherwise provided in the Contract the priority of the Contract Documents shall be as follows:

1. The Contract Agreement (if completed)
2. The Letter of Acceptance
3. The completed Form of Bid
4. Preamble to Conditions of Contract
5. The Particular Conditions of Contract
6. The General Conditions of Contract
7. The priced Schedule of Prices
8. The completed Schedules to Bid
9. The Specifications
10. The Drawings
11. Annexure – I of Declaration of Beneficial Ownership' information of Public Procurement Contract Awarded Regulation 2022
- 12.....(Any other document)

In case of discrepancies between drawings, those of larger scale shall govern unless they are superseded by drawing(s) of a later date regardless of scale. All drawings and specifications shall be interpreted in conformity with the Contract Agreement and these conditions.”

Sub-Clause 5.4 Documents Mutually Explanatory

The text appearing in the last line after the words “the Contract Price” is deleted.

Sub-Clause 6.2 Consequences of Disapproval of Contractor's Drawings

Full stop is deleted and the following words are added at the end of Sub-Clause:

“For the approval of the Engineer. However, the Contractor shall not be entitled for time extension on this account.”

Sub-Clause 6.6. Operation and Maintenance Manuals

Paras 2&3 are deleted and the following text is added at the end of Para 1 of Sub-Clause:

“The Operation and Maintenance Manuals shall include full instructions for the operation, servicing and maintenance of the Plant, not only during the period of the Contractor's liability but more particularly during its operating life.

The directions shall be set out simply, clearly and systematically. This may be divided into two volumes if desirable, one for operation and the second for servicing and maintenance (in sub-volumes for major items of Plant).



The operational data shall include a complete physical and functional description of the Plant (in sub-volumes for major items of Plant) and step-by-step procedures for inspection, checking and adjustments for proper operation of the Plant.

The maintenance data shall include complete instructions for routine checks, servicing, maintenance and repair of all parts and for dismantling, handling and re-assembly of all equipment, sub-assemblies and all separate components. The maintenance data shall also include where possible parts catalogues. The lists shall provide all necessary information for identifying the parts and for re-ordering the parts including name of part, part number and catalogue references where applicable, name of manufacturer, size, capacity and other characteristics .

General arrangements, single line diagrams and detailed drawings shall be provided for ready reference in the operation and maintenance instructions.

The manuals shall be printed on ISO paper size A4 (210x297 mm) with offset or equivalent printing strongly bound in a durable stiff cover bearing the title in approved legend. Drawings shall be folded or reduced to 297 mm height. All volumes shall bear on the spine an approved shortened version of the title. The Contractor shall submit three draft copies for approval of the Engineer prior to producing finished volumes.

The Contractor shall provide five (5) copies of the approved Operation and Maintenance Manuals prior to Taking Over by the Employer. Supplementary Operation and Maintenance Manual shall be provided by the Contractor, if required, to incorporate changes resulting from experience during the operation and maintenance period. The work shall not be considered to be completed for the purpose of taking over until such manual and drawings have been supplied to the Employer.”

Sub-Clause 6.9 Manufacturing Drawings

The words “Unless otherwise specified in Part-II” are deleted and the following is added at the end of Sub-Clause:

“However, the Contractor is required to disclose to the Engineer or the Employer any confidential information necessary to justify the reliability, the efficiency and the operation and maintenance of the Plant supplied by him.”

Sub-Clause 6.10 “As-Built” Drawings

The following new Sub-Clause is added:

The Contractor shall furnish to the Engineer six (6) copies and one (1) reproducible of approved quality of all “As-Built” drawings within the period mentioned in the Preamble to Conditions of Contract.



Sub-Clause 8.1 General Obligations

The text of Sub-Clause 8.1 is deleted and substituted by the following:

- “(a) The Contractor shall commence the work on the date specified in the Preamble to Conditions of Contract and shall proceed with the same with due expedition and without delay.
- (b) The Contractor shall, in accordance with the Contract, with due care and diligence, complete the Works and test and commission the Plant and carry out the Works within the Time for Completion. The Contractor shall also provide all necessary Contractor's Equipment, superintendence, labor and except as stated herein below, all necessary facilities therefor.

The Employer will permit use of the Erection, Testing Equipment and Maintenance Tools as stated in the Preamble to Conditions of Contract.

The above facilities shall be provided at no cost to the Contractor but he shall procure at his cost all required consumable materials and any other items necessary for the proper execution of the Works. These shall be properly used and maintained by the Contractor and returned to the Employer upon handing over of the Works in good condition, fair wear and tear excepted. In case of any damage, loss or theft, the items shall be replaced by the Contractor at his own cost.”

Sub-Clause 10.1 Performance Security

Sub-Clause 10.1 is deleted and substituted by the following:

“The Contractor shall provide a Performance Security in the prescribed Form annexed to these Documents. The said Security shall be furnished by the Contractor within 28 days after the acceptance of Letter of Acceptance. The Performance Security shall be of an amount equal to 7.5 percent of the Contract Price in the currency (ies) of the Contract at the option of the bidder, in the form of Bank Guarantee from any Scheduled Bank in Pakistan or from a bank located outside Pakistan duly counter-guaranteed by a Scheduled Bank in Pakistan.” (Amount and shape stipulated in bidding data and preamble to conditions of contract will prevail)

The cost of complying with the requirements of this Sub-Clause shall be borne by the Contractor.”

Sub-Clause 10.3 Claims under Performance Security

Sub-Clause 10.3 is deleted in its entirety.

The following Sub Clause is added:

Sub-Clause 10.4 Performance Security Binding on Variations and Changes

“The Performance Security shall be binding irrespective of variations and changes in the quantities of the Works or extensions in completion time of the Works, which are granted or agreed upon under the provisions of the Contract.”

Sub-Clause 12.1 Programme to be Furnished



Sub-Clause 12.1(a) is deleted and substituted by the following:

“(a) the order in which the Contractor proposes to carry out the Works (including preliminaries, required material ordering, delivery to Site, erection and rectifications work, testing, commissioning and taking-over by the Employer). The programme shall also include the following:

- (i) Employment of local and expatriate labour of various categories,
- (ii) Local material procurement,
- (iii) Material imports, if any.”

In Sub-Clause 12.1(c)(iv) the words “any import licenses” are deleted.

Sub-Clause 12.4 Monthly Progress Report

The following Sub-Clause 12.4 is added:

“During the period of the Contract, the Contractor shall submit six sets of report to the Engineer not later than the 8th day of each month, including:

- (i) a construction schedule indicating the progress achieved during the preceding month;
- (ii) description of all work carried out since the last report;
- (iii) description of the work planned for the next forty-two days sufficiently detailed to enable the Engineer to determine his programme of inspection and testing;
- (iv) summary of daily job record for the preceding month; and
- (v) colour photographs to illustrate progress.

Sub-Clause 12.5 Daily Job Record

The following Sub Clause 12.5 is added:

“During the period of the Contract, the Contractor shall keep a daily record of the work progress, which shall be made available to the Engineer as and when requested.

The daily record shall include particulars of weather conditions, number of men working, in different categories, deliveries of materials, quantity, location and assignment of equipment.”

Sub-Clause 13.1 Contractor's Representative

At the end of the Sub-Clause the following is added:

“The Contractor's Representative shall be a competent and skilled person approved by the Engineer (which approval may at any time be withdrawn) and who shall be



present on the Site during all working hours. He shall be fluent in the English language. He shall not be transferred from the Site without the consent of the Engineer. The Contractor's Representative shall be a Registered/Professional engineer as defined in the Pakistan Engineering Council Act 1975 (V of 1976).”

Sub-Clause 13.3 Language Ability of Superintending Staff of Contractor

The following Sub-Clause 13.3 is added:

“A reasonable proportion of the Contractor's superintending staff shall have a working knowledge of the English language.”

Sub-Clause 13.4 Employment of Local Personnel

The following Sub-Clause 13.4 is added:

“The Contractor shall, to the extent practicable and reasonable, employ staff and labour from sources within Pakistan.”

Sub-Clause 14.1 Contractor's Equipment

Replace the word “or” at the end of Sub-paragraph (a) by the word “and” and insert the following at the end of Sub-paragraph(b):
“which shall not be unreasonably withheld.”

Sub-Clause 14.2 Safety Precautions

At the end of the Sub-Clause the following is added:

“In order to provide for the safety, health and welfare of persons, and for prevention of damage of any kind, all operations for the purposes of or in connection with the Contract shall be carried out in compliance with the safety requirements of the Government of Pakistan with such modifications thereto as the Engineer may authorize or direct and the Contractor shall take or cause to be taken such further measures and comply with such further requirements as the Engineer may determine to be reasonably necessary for such purpose.

The Contractor shall make, maintain, and submit reports to the Engineer concerning safety, health and welfare of persons and damage to property as the Engineer may from time to time prescribe.”

Sub-Clause 14.3 Electricity Water and Gas

The text of Sub-Clause 14.3 is deleted and substituted by the following:

“The Contractor shall be responsible for making his own arrangements for the adequate supply of electricity, water and gas required for the effective performance of his obligations under the Contract. Subject to the aforesaid, the Contractor shall be entitled to use for the purposes of the Works such supplies and services as may be available on the Site. The Contractor shall, before the commencement of the



work at Site, seek the approval of the Engineer as to his detailed requirements of electricity, water and gas for the entire Contract period. The Contractor shall pay the Employer at the rates/cost incurred by the Employer. The Contractor shall at his own cost provide any apparatus necessary for such use.”

Sub-Clause 14.4 Employer’s Equipment

The text of Sub-Clause 14.4 is deleted and substituted by the following:

“The Employer shall, if the Contractor so requests for the execution of the works, operate any available equipment of which details are given in the Preamble to Conditions of Contract. The Contractor shall pay the Employer a mutually agreed price for such use.

The Employer shall during such operation retain control of and be responsible for the safe working of the equipment.

Sub-Clause 14.8 Information for Import Permits & Licenses

The text of Sub-Clause 14.8 is deleted and substituted by the following:

“The Contractor shall submit to the Employer in good time such details of all Plant and Contractor's Equipment as is to be imported into Pakistan and identify as to what assistance of the Employer is required for obtaining by the Contractor of all necessary import permits or licenses.”

Sub-Clause 15.2 Compliance with Laws

The Sub-Clause 15.2 is deleted and substituted by the following:

“The Contractor shall comply with the Laws of country of manufacture and the Laws of Pakistan where the Plant is to be erected.”

Sub-Clause 16.4 Photographs of Works and Advertisement Prohibited

Sub-Clause 16.4 is added:

“Except with the prior written authorization of the Employer the Contractor shall not exhibit or permit to be exhibited any photographs or advertisement on the Works. Any authorized exhibition shall be immediately removed if the Employer so requires.”

Sub-Clause 16.5 Training of Employer's Staff

Sub-Clause 16.5 is added:

“The Contractor shall provide such facilities for the training of such numbers of Pakistani engineers, engineering students, apprentices and trade apprentices on such sections of the Works at the Site or on the Contractor’s premises or Contractor selected plant manufacturer's premises and factories, or wherever else work is in hand, as specified or directed by the Engineer. The Employer shall direct what sums by way of wages and allowances are to be paid by the Contractor



to such persons and shall reimburse the Contractor for such sums as are so directed to be paid and are paid. The Contractor shall also provide medical expenses or medical insurance and travelling expenses for trainees if required by the Employer which shall be reimbursed by the Employer.

The language of training at the above stated premises shall be English and Urdu.”

Sub-Clause 17.4 Consents and Way Leaves

The Sub-Clause 17.4 is deleted and substituted by the following:

The Employer shall issue permissions, letters, certificates and provide such other assistance to the Contractor for his obtaining permits-to-work, way leaves and approvals from any other department/authority and right of way from private owners, if required. The Contractor will bear the cost of logistics, fees, etc. for such activities. The Employer, will reimburse the Contractor only the payments made by him in respect of any land compensation for obtaining such way leaves, required for the Works.

Sub-Clause 17.5 – Import Permits and Licenses

The word “Employer” is deleted and substituted by the word “Contractor” and the following is added at the end of Sub-Clause 17.5:
“the Employer will provide assistance for this purpose.”

Sub-Clause 18.1 – Engagement of Labour

At the end of the Clause the following is added:
“in accordance with the regulations, orders and requirements of the Govt. of Pakistan.”

Sub-Clauses 18.5 to 18.12 are added:

“Sub-Clause 18.5 Employment of Persons in the Service of Others

The Contractor shall not recruit or attempt to recruit staff and labor from amongst the persons in the service of the Employer or the Engineer and vice-versa, unless mutually agreed between the Employer/Engineer and the Contractor

Sub-Clause 18.6 Alcoholic Liquor or Drugs

The Contractor shall not, otherwise than in accordance with the Statutes, Ordinances and Government Regulations or Orders for the time being in force, import, sell, give, barter or otherwise dispose of any alcoholic liquor or drugs, or permit or suffer any such importation, sale, gift, barter or disposal by his Subcontractors, agents, employees or labor.



Sub-Clause 18.7 Arms and Ammunition

The Contractor shall not give, barter or otherwise dispose of to any person or persons, any arms or ammunition of any kind or permit or suffer the same as aforesaid.

Sub-Clause 18.8 Festivals and Religious Customs

The Contractor shall in all dealings with his staff and labour have due regard to all recognized festivals, days of rest and religious or other customs.

Sub-Clause 18.9 Disorderly Conduct

The Contractor shall at all times take all reasonable precautions to prevent any unlawful riotous or disorderly conduct by or amongst his staff and labour and for the preservation of peace and protection of persons and property in the neighborhood of the Works.

Sub-Clause 18.10 Records of Safety and Health

The Contractor shall maintain such records and make such reports concerning safety, health and welfare of persons and damage to property as the Engineer may from time to time prescribe.

Sub-Clause 18.11 Reporting of Accidents

The Contractor shall report to the Engineer details of any accident as soon as possible after its occurrence. In the case of any fatality or serious accident, the Contractor shall, in addition to appropriate action required under the law, notify the Engineer immediately by the quickest available means.

Sub-Clause 18.12 Compliance by Subcontractors

The Contractor shall be responsible for compliance by his Subcontractors of the foregoing provisions.”

Sub-Clause 19.1 Manner of Execution

The following is added at the end of Sub-Clause:

“The Contractor shall submit for approval of the Engineer, his detailed method statement(s) for the execution of such items of work as may be desired by the Engineer. Approval of such method statement(s) shall neither relieve the Contractor of his responsibilities under the Contract nor form any basis for claiming additional costs.”

Sub-Clause 19.3 Uncovering Work

The following is added at the end of second paragraph of Sub-Clause 19.3:



“In any other case, all costs shall be borne by the Contractor.”

Sub-Clause 19.4 Use of Pakistani Materials

The following Sub-Clause 19.4 is added:

“The Contractor shall so far as may be consistent with the Contract make the maximum use of materials, supplies and equipment indigenous to or produced in Pakistan and services available in Pakistan or operated in Pakistan provided such materials, supplies, equipment and services shall be of required standard.”

Sub-Clause 24.1 Cost of Suspension

At the end of the second paragraph after the word “Contractor” the following is added:

“or for the proper execution or for the safety of the Works or Plant unless such necessity results from any act or default of the Engineer or the Employer or in consequence of any of the Employer's Risks under Sub-Clause 37.2.”

Sub-Clause 24.4 Resumption of Work

First paragraph of Sub-Clause 24.4 is deleted and substituted by the following:

“If the Contractor chooses not to treat prolonged suspension as an omission or termination under Sub-Clause 24.3, the Employer shall, upon the request of the Contractor, take over the responsibility for protection, storage, security and insurance of the suspended Works and of the Plant which has been delivered to the Site and which is affected by suspension and the risk of loss or damage thereto shall thereupon pass to the Employer.”

Sub-Clause 25.1 Time for Completion

The text of Sub-Clause 25.1 is deleted and substituted by the following:

“The Works at the place of the project mentioned in the Preamble to Conditions of Contract shall be completed tested and commissioned within the period mentioned in the Preamble to Conditions of Contract.”

Sub-Clause 26.1 Extension of Time for Completion

Sub-Clause 26.1(h) is deleted.

Sub-Clause 26.3 Earlier Completion

- (i) At the end of Sub-Clause 26.3(a) the following text is added and Clause is re-designated as 26.3.

“The extra sum to be paid to the Contractor for Completion of Works prior



to the date of Completion established under Sub-Clause 25.1 shall be computed on the basis of the sums mentioned in the Preamble to Conditions of Contract.”

(ii) Sub-Clause 26.3 (b) is deleted.

“Sub-Clause 26.4 Rate of Progress

Sub-Clause 26.4 is added:

“If for any reason, which does not entitle the Contractor to an extension of time, the rate of progress of the Works or any Section is at any time, in the opinion of the Engineer, too slow to comply with the Time for Completion, the Engineer shall so notify the Contractor who shall thereupon take such steps as are necessary, subject to the consent of the Engineer, to expedite progress so as to comply with the Time for Completion. The Contractor shall not be entitled to any additional payment for taking such steps. If, as a result of any notice given by the Engineer under this Clause, the Contractor considers that it is necessary to do any work at night or on locally recognized days of rest, he shall be entitled to seek the consent of the Engineer so to do. Provided that if any steps, taken by the Contractor in meeting his obligations under this Sub-Clause, involve the Employer in additional supervision costs, such costs shall, after due consultation with the Employer and the Contractor, be determined by the Engineer and shall be recoverable from the Contractor by the Employer, and may be deducted by the Employer from any moneys due or to become due to the Contractor and the Engineer shall notify the Contractor accordingly, with a copy to the Employer.”

Sub-Clause 27.1 Delay in Completion

Sub-Clause 27.1 is deleted and substituted by the following:

“If the Contractor fails to deliver the Works, or any part thereof, within the time stated in Sub-Clause 25.1, or fails to complete the whole of the Work, or, if applicable, any Section within the relevant time prescribed by Sub-Clause 25.1, then the Contractor shall pay to the Employer the relevant sum stated herein below as liquidated damages for such default (which sum shall be the only moneys due from the Contractor for such default) for every day or part of a day which shall elapse between the relevant time for Delivery or Time for Completion and the actual date of delivery at site or the date stated in a Taking-Over Certificate of the whole of the Works or the relevant Section, as the case may be, subject to the applicable limit stated herein below.

The Employer may deduct the amount of such damages from any monies due or to become due to the Contractor. The payment or deduction of such damages shall not relieve the Contractor from his obligation to complete the Works, or from any other of his obligations & liabilities under the Contract.”

The liquidated damages for each day of delay and the maximum amount of liquidated damages shall be the amounts mentioned in the Preamble to Conditions of Contract.



Sub-Clause 28.7 Consequences of Failure to Pass Tests on Completion

The words "by arbitration" appearing at the end of the Sub-Clause 28.7(c) are deleted and substituted by the words "by the Engineer".

Sub-Clause 30.4 Extension of Defects Liability Period

At the end of 4th paragraph of Sub-Clause, the following is added:
"or a mutually agreed period."

Sub-Clause 30.5 Failure to Remedy Defects

In first line after the words "reasonable time" the following is added:
"fixed by the Engineer".

Sub-Clause 30.13 Unfulfilled Obligations

New Sub-Clause 30.13 is added as herein below:

"After the Defects Liability Certificate has been issued, the Contractor and the Employer shall remain liable for the fulfillment of any obligation which remains unperformed at that time. For the purposes of determining the nature and extent of any such obligation, the Contract shall be deemed to remain in force."

Sub-Clause 31.1 Engineer's Right to Vary

The following is added at the end of second paragraph:

"No such variation shall in any way vitiate or invalidate the Contract, but the effect, if any, of all such variations shall be valued in accordance with Clause 31. Provided that where the issue of an instruction to vary the Works is necessitated by some default of or breach of Contract by the Contractor or for which he is responsible, any additional cost attributable to such default shall be borne by the Contractor."

Sub-Clause 31.5 Record of Costs

The word "Engineer" in 4th line of Sub-Clause is deleted and substituted by "Engineer/Employer".

Sub-Clause 31.6 Day work under Variation Order

New Sub-Clause 31.6 is added as given below:

"A Variation Order may provide that work done pursuant thereto shall be executed as Day work. In such case the Contractor shall be paid for such work under the conditions and the rates and prices set out in the Day Work Schedule."

Sub-Clause 31.7 Value Engineering

New Sub-Clause 31.7 is added as given below:



The Contractor may, at any time, submit to the Engineer a written proposal which in the Contractor's opinion will reduce the cost of constructing, maintaining or operating the works, or improve the efficiency or value to the Employer of the completed Works or otherwise be of benefit to the Employer. Any such proposal shall be prepared at the cost of the Contractor. However, Employer is not bound to accept such proposal.

Sub-Clause 33.1 Terms of Payment

The Total Contract Price shall be paid as follows:

- a. Forty Percent (40%) of the contract value of Imported Items/equipment shall be made on opening and presentation of Letter of Credits (LC) documents and submission of an irrevocable and unconditional bank guarantee (original) of the same amount to Employer on the standard format provided herewith, from a schedule Bank of Pakistan as approved by the Employer / contract registration. The Guarantee shall be released upon receipt of equipment at site.
- b. Twenty Percent (20%) of the contract value of Imported Items/equipment on submission and presentation of original invoice along with original Bill of Lading & packing list, original FAT and third-party validation (as instructed by The Engineer) or a pre-shipment inspection by 2 x individual i.e., Consultant and Employer at expense of the Contractor for 07 Calendar Days at equipment manufacturing facility.
- c. Twenty percent (20%) of the contract value of Imported Items/equipment upon arrival of said imported item/equipment at site with submission of Receiving/Damage Report and Warranty Certificate by the OEM after duly verification/inspection by the Engineer and Employer.
- d. Remaining amount of the contract value of shall be paid after installation and successful testing and commissioning duly certified by the Engineer and Employer or as instructed by the Engineer.
- e. Minimum amount of IPC should be equal to 10% of contract value.
- f. 5% (Five Percent) of each bill will be deducted as Retention Money, with maximum upper limit of 5% of total work done.
- g. Partial Shipment and Partial Payment is allowed.

The following Sub-Clauses are added:

Sub-Clause 33.1.1 Retention of Payment

The deductible cost of retention money is the 5% from each interim payment certificate and maximum deductible limit is 5% of the contract value.

1. Half of the Retention Money would be released to the contractor upon issuance of substantial completion certificate, which would amount the total measured and verified work done up to 95% of the total value of works.
2. Half of the Retention Money would be released to the contractor upon successful completion of the defect liability period.



3. If at any time any payment would fall due for Works or part of Works and, if there shall be any defect in part of such Works in respect of which such payment is proposed, the Employer may retain the whole or any part of such payment. Any sum retained by the Employer pursuant to the provisions of this Clause shall be paid to the Contractor after the said defect is removed.

Sub-Clause 33.1.2 Payment Where Taking-Over Certificate Issued for Section or part of Works

If any section or part of the Works shall be taken-over separately under Clause 29 (Taking-Over) hereof, the payments herein provided for on or after Taking-Over shall be made in respect of the section or part taken-over and reference to the price shall mean such part of the price as shall, in the absence of agreement, be apportioned thereto by the Engineer.

Sub-Clause 33.2 Method of Application

Sub-Clause 33.5 Payment

Sub-Clause 33.5 is deleted and substituted by the following:

The amount due to the Contractor under any Interim Payment Certificate issued by the Engineer pursuant to this Clause, or to any other term of the Contract, shall, subject to Clause 27, be paid by the Employer to the Contractor within 30 days after such Interim Payment Certificate has been jointly verified by Employer and Contractor, or, in the case of the Final Certificate referred to in Sub-Clause 33.10 within 60 days after such Final Payment Certificate has been jointly verified by Employer and Contractor; Provided that the Interim Payment shall be caused in 42 days and Final Payment in 60 days in case of foreign funded project.

Deduction shall be made from the net amounts payable to the Contractor of any sum(s) in accordance with the prevalent Federal and/or Provincial laws, provided that no such deduction shall be made from those payments in respect of which the Contractor has obtained exemption under the Law.”

Sub-Clause 33.6 Delayed Payment

The text of Sub-Clause 33.6 is deleted and substituted by the following:

“In the event of the failure of the Employer to make payment within the times stated in Sub-Clause 33.5, the Employer shall pay to the Contractor compensation at the rate of KIBOR+2% for local currency and LIBOR+1% for foreign currency per annum, upon all local currency sums unpaid from the date by which the same should have been paid. The provisions of this Sub-Clause are without prejudice to Contractor's entitlement under Sub-Clause 46.1.”

Sub-Clause 33.8 Payment by Measurement

The work shall be measured for the units mentioned in the Schedule of Prices according to the Contract as determined by the Engineer from approved drawings, Specifications and Contract Documents.

Sub-Clause 33.12 Withholding of Payment

New Sub-Clause 33.12 is added as given below:

If the Works or any part thereof are not being carried out to the Engineer's satisfaction and in order to protect the Employer from loss on account of:

- (a) defective work not rectified



- (b) guarantees not met
- (c) claims filed against the Contractor
- (d) failure of the Contractor to make payments due for Plant procured or labour employed by him.
- (e) damage to any other contractor employed by the Employer.
- (f) Contractor's non-compliance with the Contract
- (g) any Government dues recoverable from the Contractor if notified by the Government

The Engineer may notify withholding of such payments or part thereof as may, in his opinion, be related to the aforesaid reasons/grounds. When the reasons/grounds for withholding the payment are removed by the Contractor, the Engineer shall upon being satisfied to that effect issue Certificate of Payment in respect of withheld amounts.

Sub-Clause 35.1 Payment in Foreign Currencies: *Not Applicable / Deleted*

Sub-Clause 35.2 Currency Restrictions

The text of Sub-Clause 35.2 is deleted and substituted by the following:

“Any required foreign currency transactions shall be met by the Employer/Contractor at his cost from his own resources.”

Sub-Clause 35.3 Rates of Exchange

The words “as stated in the Preamble” appearing in 3rd line of Sub-Clause are deleted and substituted by the words “as published or authorized by State Bank of Pakistan”.

Sub-Clause 36.4 Payment against Provisional Sums

Sub-Clause 36.4 is deleted and substituted by the following:

“Provisional Sum if any will be expended on the direction of the Engineer through Variation Orders which would be valued in accordance with the provisions of Clause 31 Conditions of Contract.”

Sub-Clause 37.2 Employer's Risks

The text of Sub-Clause 37.2 is deleted and substituted by the following:

“The Employer's Risks are:

- (a) (Insofar as they relate to Pakistan) war and hostilities (whether war be declared or not), invasion, act of foreign enemies
- (b) (Insofar as they relate to Pakistan) rebellion, revolution, insurrection, military or usurped power or civil war
- (c) ionizing radiation or contamination by radioactivity from any nuclear fuel, radio-active toxic explosives or other hazardous properties of any explosive nuclear assembly or nuclear components thereof
- (d) pressure waves caused by aircraft travelling at sonic or supersonic speed
- (e) (Insofar as they relate to Pakistan) riot, commotion or disorder, unless solely restricted to the employees of the Contractor or of his Subcontractors
- (f) use or occupation of the Work or any part thereof by the Employer



- (g) fault, error, defect or omission in the design of any part of the Works by the Engineer, Employer or those for whom the Employer is responsible for which the Contractor has disclaimed responsibility in writing within a reasonable time after the receipt of such design
- (h) the use or occupation of the Site by the Works or any part thereof, or for the purposes of the Contract: or interference, whether temporary or permanent with any right of way, light, air or water or with any easement, way leaves or right of a similar nature which is the inevitable result of the construction of the Works in accordance with the Contract
- (i) the right of the Employer to construct the Works or any part thereof on, over, under, in or through any land
- (j) damage (other than that resulting from the Contractor's method of construction) which is the inevitable result of the construction of the Works in accordance with the Contract
- (k) the act, neglect or omission or breach of contract or of statutory duty of the Engineer, the Employer or other contractors engaged by the Employer or of their respective employees or agents.”

Sub-Clause 39.2 Loss or Damage before Risk Transfer Date

The words “by arbitration under Clause 50” are deleted and substituted by the words “by the Engineer”.

Sub-Clause 39.4 Duty to Minimize Delay

New Sub-Clause 39.4 is added as given below:

Each Party shall at all times use all reasonable endeavors to minimize any delay in the Performance of the Contract as a result of Risks.

The Contractor shall give notice to the Employer and vice versa the Employer shall give notice to the Contractor in case of foreseeable delay by the Risks.

Sub-Clause 40.2 Employer's Liability

The text of Sub-Clause 40.2 from the words “or of death or personal injury” to the end of the Sub-Clause, is deleted and substituted by the following:

“..... (other than the Works) or of death or personal injury to the extent caused by any of the Employer's Risks listed in paragraphs (f), (g), (h), (i), (j), and (k) of Sub-Clause 37.2 but not otherwise.”

Sub-Clause 42.2 Maximum Liability

the words “the sum stated in the Preamble to Conditions of Contract or if no such sum is stated” appearing in 2nd line of Sub-Clause are deleted.

Sub-Clause 42.6 Foreseen Damage

Sub-Clause 42.6 is deleted in its entirety.

Sub-Clause 43.1 The Works (Insurance)

As stated in Preamble of Conditions of Contract.

Sub-Clause 43.2 Contractor's Equipment



Sub-Clause 43.2 is deleted and substituted by the following:

“The Contractor shall insure the Contractor's Equipment for its full replacement value while on the Site against all loss or damage caused by any of the Contractor's Risks.”

Sub-Clause 43.3 Third Party Liability (Insurance)

As stated in Preamble of Conditions of Contract.

Sub-Clause 43.7 Remedies on the Contractor's Failure to Insure

In 3rd line after the word, “purpose”, the expressions- “and reasonable costs including the man-hours costs of Employer's Personnel” are added.

Sub-Clause 43.9 Currency of Insurance

New Sub-Clause 43.9 is added as given below:

“All policies of Insurance of the Plant shall provide for payment of indemnity to be made in such amounts as will allow making good of loss of or damage to the whole or any part of the Works.”

Sub-Clause 43.10 Contractor to Notify

New Sub-Clause 43.10 is added as given below:

“It shall be the responsibility of the Contractor to notify the insurance company of any changes in nature and extent of the Works and to ensure the adequacy of the insurance coverage at all times in accordance with the provisions of the Contract.”

Sub-Clause 43.11 Procurement of Insurance Policies

New Sub-Clause 43.11 is added as given below:

“The Contractor shall procure and submit the insurance cover under this Clause within a period of 28 days from the date of receipt of Letter of Acceptance from the Employer.”

Sub-Clause 44.6 Damage Caused by Force Majeure

At the end of the Sub-Clause 44.6 the following is added:

“However, the Contractor shall put up his claim to the Employer / Engineer with full details and justification.”

Sub-Clause 44.8 Payment on Termination for Force Majeure

Text in sub-para (c) is deleted and para (d) and (e) are re-numbered as (c) and (d).

Sub-Clause 44.10 Force Majeure Affecting Engineer's Duties

Sub-Clause 44.10 is deleted in its entirety.



Sub-Clause 45.2 Contractor's Default

The following paragraph is added at the end of Sub-Clause 45.2.

"The Employer or such other contractor may use for such completion any Contractor's Equipment which is upon the Site as he or they may think proper, and the Employer shall pay the Contractor a reasonable compensation for such use".

Sub-Clause 45.6 is added as follows:

Sub-Clause 45.6 Integrity Pact

If the Contractor or any of his Subcontractors, agents or servants is found to have violated or involved in violation of the Integrity Pact signed by the Contractor as Schedule-H to his Bid, then the Employer shall be entitled to:

- (a) recover from the Contractor an amount equivalent to ten times the sum of any commission, gratification, bribe, finder's fee or kickback given by the Contractor or any of his Subcontractors, agents or servants;
- (b) terminate the Contract; and
- (c) recover from the Contractor any loss or damage to the Employer as a result of such termination or of any other corrupt business practices of the Contractor or any of his Subcontractors, agents or servants.

The termination under Sub-Para (b) of this Sub-Clause shall proceed in the manner prescribed under Sub-Clauses 45.2 to 45.5 and the payment under Sub-Clause 45.4 shall be made after having deducted the amounts due to the Employer under Sub-Para (a) and (c) of this Sub-Clause.

Sub-Clause 46.1 Employer's Default

The comma and the word "or" at the end of paragraph (d) of Sub-Clause 46.1 are deleted and substituted by period (.) Paragraph (e) of Sub-Clause 46.1 is deleted.

Sub-Clause 46.3 Payment on Termination for Employer's Default

The words "including loss of profit" in the second paragraph of Sub-Clause 46.3 are deleted.

Sub-Clause 47.1 Labour, Materials and Transport

(Employer to modify this Sub-Clause as provided under Clause 70.1 of PCC of PEC Civil Documents and following PEC Procedure and Formula for Price Adjustment)

Sub-Clause 48.1 Customs and Import Duties

To be borne by Contractor.

The Sub-Clause 48.3 is added:

Sub-Clause 48.3 Port Charges and Port Congestion



The Contractor shall be deemed to have obtained all the information regarding facilities and charges, in respect of port clearance, loading and unloading, storage, transportation, congestion and confirmed the requirements thereof at his own responsibility and all such costs and charges are deemed to be included in the rates and prices of the Schedule of Prices.

Sub-Clause 49.1 Notice to Contractor

The following is added at the end of Sub-Clause 49.1:

“For the purposes of Sub-Clause 49.1 the Contractor shall, immediately after receipt of Letter of Acceptance, intimate in writing to the Employer and the Engineer by registered post, the address of his principal place of business or any change in such address during the period of the Contract.”

Sub-Clause 50 Disputes & Arbitration

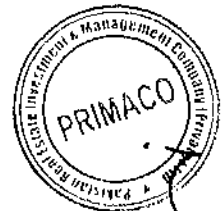
Clause 50 is deleted and in its place the following Sub-Clauses 50.1 to 50.5 are inserted:

“50.1 If a dispute of any kind whatsoever arises between the Employer and the Contractor in connection with, or arising out of, the Contract or the execution of the Works, whether during the execution of the Works or after their completion and whether before or after repudiation or other termination of the Contract, including any dispute as to any opinion, instruction, determination, certificate or valuation of the Engineer, the matter in dispute shall, in the first place, be referred in writing to the Engineer, with a copy to the other party. Such reference shall state that it is made pursuant to this Clause. No later than the fifty sixth (56) day after the day on which he received such reference, the Engineer shall give notice of his decision to the Employer and the Contractor. Such decision shall state that it is made pursuant to this Clause.

Unless the Contract has already been repudiated or terminated, the Contractor shall, in every case, continue to proceed with the Work with all due diligence, and the Contractor and the Employer shall give effect forthwith to every such decision of the Engineer unless and until the same shall be revised, as hereinafter provided in an amicable settlement or in an arbitral award.

In any case where the Conditions of Contract provide that the decision of the Engineer is to be final and conclusive, such decision shall not be referable to arbitration under this Clause nor shall the same be questioned in any other form of proceedings whatsoever.

50.2 If either the Employer or the Contractor be dissatisfied with a decision of the Engineer or if the Engineer fails to give notice of his decision on or before the fifty sixth (56) day after the day on which he received the reference, then either the Employer or the Contractor may, on or before the



twenty eighth (28) day after the day on which the said period of fifty six (56) days expired, as the case may be, give notice to the other party to commence arbitration, as hereinafter provided, as to the matter in dispute. Such notice shall establish the entitlement of the party giving the same to commence arbitration, as hereinafter provided, as to such dispute and, subject to Sub-Clause 50.5, no arbitration in respect thereof may be commenced unless such notice is given.

If the Engineer has given notice of his decision as to a matter in dispute to the Employer and the Contractor and no notification of intention to commence arbitration as to such dispute has been given by either the Employer or the Contractor on or before the twenty eighth (28) day after the day on which the parties received notice as to such decision from the Engineer the said decision shall become final and binding upon the Employer and the Contractor.

50.3 Where notice of intention to commence arbitration as to a dispute has been given in accordance with Sub-Clause 50.2, arbitration of such dispute shall not be commenced unless an attempt has first been made by the parties to settle such dispute amicably through mutual negotiation within ninety (90) days from the date of notification of Engineer's decision.

50.4 Any dispute in respect of which:

- (a) the decision, if any, of the Engineer has not become final and binding pursuant to Sub-Clause 50.1 and
- (b) amicable settlement has not been started/reached within the period stated in Sub-Clause 50.3

shall be finally settled, unless otherwise specified in the Contract, under the Pakistan Arbitration Act, 1940 (Act No. X of 1940) and Rules made thereunder as amended, by one or more arbitrators appointed under such Rules.

The said arbitrator(s) shall have full power to open up, review and revise any decision, opinion, instruction, determination, certificate or valuation of the Engineer for the purpose of obtaining said decision pursuant to Sub-Clause 50.1. No such decision shall disqualify the Engineer from being called as a witness and giving evidence before the arbitrator(s) on any matter whatsoever relevant to the dispute.

The venue of arbitration proceedings shall be the place in Pakistan as mentioned in the Preamble to Conditions of Contract.

50.5 Where neither the Employer nor the Contractor has given notice of intention to commence arbitration of a dispute within the period stated in Sub-Clause 50.1 or 50.2 and the related decision has become final and binding, either party may, if the other party fails to comply with such decision, and without prejudice to any other rights it may have, refer the



failure to arbitration in accordance with Sub-Clause 50.4. The provisions of Sub-Clauses 50.1 to 50.2 shall not apply to any such reference.”



FORMS

**BID SECURITY
CONTRACT AGREEMENT
PERFORMANCE SECURITY
FORM OF BANK GUARANTEE FOR ADVANCE
PAYMENT
FORM OF DECLARATION OF NO BLACKLISTING
AND LITIGATION**



FORM OF BID SECURITY
(Bank Guarantee)

Guarantee No. _____
Executed on _____
Expiry date _____

[Letter by the Guarantor to the Employer]

Name of Guarantor (Bank) with address: _____
Name of Principal (Bidder) with address: _____

Penal Sum of Security (express in words and figures): _____

Bid Reference No. _____ Date of Bid _____

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the Bid and at the request of the said Principal, we the Guarantor above-named are held and firmly bound unto the _____, (hereinafter called The "Employer") in the sum stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the accompanying Bid numbered and dated as above for _____ (Particulars of Bid) to the said Employer; and

WHEREAS, the Employer has required as a condition for considering the said Bid that the Principal furnishes a Bid Security in the above said sum to the Employer, conditioned as under:

- (1) that the Bid Security shall remain valid for a period 28 days beyond the period of validity of the Bid;
- (2) that in the event of;
 - (a) the Principal withdraws his Bid during the period of validity of Bid, or
 - (b) the Principal does not accept the correction of his Bid Price, pursuant to Sub-Clause 24.2 of Instructions to Bidders, or
 - (c) failure of the successful bidder to
 - (i) furnish the required Performance Security, in accordance with Clause 34 of Instructions to Bidders, or
 - (ii) sign the proposed Contract Agreement, in accordance with Clause 35 of Instructions to Bidders,

then the entire sum be paid immediately to the said Employer as liquidated damages and not as penalty for the successful bidder's failure to perform.



NOW THEREFORE, if the successful bidder shall, within the period specified therefor, on the prescribed form presented to him for signature enter into a formal Contract with the said Employer in accordance with his Bid as accepted and furnish within twenty eight (28) days of his being requested to do so, a Performance Security with good and sufficient surety, as may be required, upon the form prescribed by the said Employer for the faithful performance and proper fulfilment of the said Contract or in the event of non-withdrawal of the said Bid within the time specified for its validity then this obligation shall be void and of no effect, but otherwise to remain in full force and effect.

PROVIDED THAT the Guarantor shall forthwith pay to the Employer the said sum stated above upon first written demand of the Employer without cavil or argument and without requiring the Employer to prove or to show grounds or reasons for such demand notice of which shall be sent by the Employer by registered post duly addressed to the Guarantor at its address given above.

PROVIDED ALSO THAT the Employer shall be the sole and final judge for deciding whether the Principal has duly performed his obligations to sign the Contract Agreement and to furnish the requisite Performance Security within the time stated above, or has defaulted in fulfilling said requirements and the Guarantor shall pay without objection the sum stated above upon first written demand from the Employer forthwith and without any reference to the Principal or any other person.

IN WITNESS WHEREOF, the above bounden Guarantor has executed the instrument under its seal on the date indicated above, the name and seal of the Guarantor being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Guarantor (Bank)

Witness:

Signature _____

1. _____

Name _____

Corporate Secretary (Seal)

Title _____

2. _____

(Name, Title & Address)

Corporate Guarantor (Seal)



FORM OF CONTRACT AGREEMENT

THIS CONTRACT AGREEMENT (hereinafter called the "Agreement") made on the _____ day of _____ (month) 2023 between

_____ (hereafter called the "Employer") of the one part and _____ (hereafter called the "Contractor") of the other part.

WHEREAS the Employer is desirous that certain Works, viz _____ should be executed by the Contractor and has accepted a Bid by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

NOW this Agreement witnesseth as follows:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.
2. The following documents after incorporating addenda, if any except those parts relating to Instructions to Bidders shall be deemed to form and be read and construed as part of this Agreement, viz:
 - a. The Contract Agreement
 - b. The Letter of Acceptance
 - c. The completed Form of Bid
 - d. The Preamble to Conditions of Contract
 - e. The Particular Conditions of Contract
 - f. The General Conditions of Contract
 - g. The priced Schedule of Prices
 - h. The completed Schedules to Bid
 - i. The Specifications
 - j. The Drawings
 - k. Annexure – I of Declaration of Beneficial Ownership' information of Public Procurement Contract Awarded Regulation 2022
3. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and complete the Works and remedy defects therein in conformity and in all respects with the provisions of the Contract.
4. The Employer hereby covenants to pay the Contractor, in consideration of the execution and completion of the Works as per provisions of the Contract, the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

IN WITNESS WHEREOF the parties hereto have caused this Contract Agreement to be executed on the day, month and year first before written in accordance with their respective laws.

Signature of the Contactor

Signature of the Employer

(Seal)

(Seal)

Signed, Sealed and Delivered in the presence of:

Witness:

Witness:

(Name, Title and Address)

(Name, Title and Address)



Declaration of Ultimate Beneficial Owners Information for Public Contracts

1. Name: _____
2. Father's Name/Spouse's Name: _____
3. CNIC/NICOP/Passport No.: _____
4. Nationality: _____
5. Residential address: _____
6. Email address: _____
7. Date on which shareholding, control or interest acquired in the business: _____
8. In case of indirect shareholding, control or interest being exercised through intermediary companies, entities or other legal persons or legal arrangements in the chain of ownership or control, following additional particulars to be provided:-

1	2	3	4	5	6	7	8	9	10
Name	Legal form (Company/ Limited Liability Partnership/ Association of Persons/ Single Member Company/ Partnership Firm/ Trust/ Any other individual, body Corporate (to be specified)	Date of Incorporation/ Registration	Name of registering authority	Business Address	Country	Email Address	Percentage of shareholding, control or interest of BO in the legal person or legal arrangement	Percentage of shareholding, control or interest of legal person or legal arrangement in the Company	Identity of natural person who ultimately owns or controls the legal person or arrangement

9. Information about the Board of Directors (details shall be provided regarding number of shares in the capital of the company as set opposite respective names).

1	2	3	4	5	6	7	8
Name and Surname (in Block Letters)	CNIC NO. (In case of foreigner, Passport No.)	Father's/ husband's Name in full	Current Nationality	Any other Nationality (ies)	Occupation	Residential address in full or the registered/ principal office address for a subscriber other than natural person	Number of shares taken by cash subscriber (in figures and words)
Total numbers of shares taken (in figures and words)							

10. Any other information incidental to or relevant to Beneficial Owner(s).

Name and signature
(Person authorized to issue notice on behalf of the company)



**FORM OF PERFORMANCE SECURITY
(Bank Guarantee)**

Guarantee No. _____
Executed on _____
Expiry date _____

[Letter by the Guarantor to the Employer]

Name of Guarantor (Bank) with
address: _____

Name of Principal (Contractor) with
address: _____

Penal Sum of Security (express in words and
figures) _____

Letter of Acceptance No. _____ Dated _____

KNOW ALL MEN BY THESE PRESENTS, that in pursuance of the terms of the Bidding Documents and above said Letter of Acceptance (hereinafter called the Documents) and at the request of the said Principal we, the Guarantor above named, are held and firmly bound unto the _____ (hereinafter called the Employer) in the penal sum of the amount stated above for the payment of which sum well and truly to be made to the said Employer, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has accepted the Employer's above said Letter of Acceptance for _____ (Name of Contract) for the _____ (Name of Project).

NOW THEREFORE, if the Principal (Contractor) shall well and truly perform and fulfill all the undertakings, covenants, terms and conditions of the said Documents during the original terms of the said Documents and any extensions thereof that may be granted by the Employer, with or without notice to the Guarantor, which notice is, hereby, waived and shall also well and truly perform and fulfill all the undertakings, covenants terms and conditions of the Contract and of any and all modifications of said Documents that may hereafter be made, notice of which modifications to the Guarantor being hereby waived, then, this obligation to be void; otherwise to remain in full force and virtue till all requirements of Clause 30, Defects after Taking Over, of Conditions of Contract are fulfilled.

Our total liability under this Guarantee is limited to the sum stated above and it is a condition of any liability attaching to us under this Guarantee that the claim for payment in writing shall be received by us within the validity period of this Guarantee, failing which we shall be discharged of our liability, if any, under this Guarantee.

We, _____ (the Guarantor), waiving all objections and defenses under the Contract, do hereby irrevocably and independently guarantee to pay to the Employer without delay upon the Employer's first written demand without cavil or arguments and without requiring the Employer to prove or to show grounds or reasons for such demand any sum or sums up to the amount stated above, against the Employer's written declaration that the Principal has refused or failed to perform the obligations under the Contract which payment will be effected by the Guarantor to Employer's designated Bank



& Account Number.

PROVIDED ALSO THAT the Employer shall be the sole and final judge for deciding whether the Principal (Contractor) has duly performed his obligations under the Contract or has defaulted in fulfilling said obligations and the Guarantor shall pay without objection any sum or sums up to the amount stated above upon first written demand from the Employer forthwith and without any reference to the Principal or any other person.

IN WITNESS WHEREOF, the above-bounden Guarantor has executed this Instrument under its seal on the date indicated above, the name and corporate seal of the Guarantor being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Witness:

1. _____

Corporate Secretary (Seal)

2. _____

Name, Title & Address

Guarantor (Bank)

Signature _____

Name _____

Title _____

Corporate Guarantor (Seal)



FORM OF BANK GUARANTEE/BOND FOR ADVANCE PAYMENT
(For Imported goods only as per PCC 33.1.1.a)

Guarantee No. _____
Executed on _____
Expiry date _____

[Letter by the Guarantor to the Employer]

WHEREAS the _____ (hereinafter called the Employer) has entered into a Contract for _____

(Particulars of Contract), with _____
_____ (hereinafter called the Contractor).

AND WHEREAS the Employer has agreed to advance to the Contractor, at the Contractor's request, an amount of Rupees _____ (Rs. _____) which amount shall be advanced to the Contractor as per provisions of the Contract.

AND WHEREAS the Employer has asked the Contractor to furnish Guarantee to secure advance payment for performance of his obligations under the said Contract.

AND WHEREAS _____ (Bank) (hereinafter called the Guarantor) at the request of the Contractor and in consideration of the Employer agreeing to make the above advance to the Contractor, has agreed to furnish the said Guarantee.

NOW THEREFORE the Guarantor hereby guarantees that the Contractor shall use the advance for the purpose of above mentioned Contract and if he fails, and commits default in fulfillment of any of his obligations for which the advance payment is made, the Guarantor shall be liable to the Employer for payment not exceeding the aforementioned amount.

Notice in writing of any default, of which the Employer shall be the sole and final judge, as aforesaid, on the part of the Contractor, shall be given by the Employer to the Guarantor, and on such first written demand payment shall be made by the Guarantor of all sums then due under this Guarantee without any reference to the Contractor and without any objection.

This guarantee shall come into force as soon as the advance payment has been credited to the account of the Contractor.

This guarantee shall expire not later than _____ by which date we must have received any claims by registered letter, telegram, telex or telefax.

It is understood that you will return this Guarantee to us on expiry or after settlement of the total amount to be claimed hereunder.

Witness:

1. _____

Corporate Secretary (Seal)

2. _____

Name, Title & Address

Guarantor (Bank)

Signature _____

Name _____

Title _____

Corporate Guarantor (Seal)



FORM OF DECLARATION OF NO BLACKLISTING AND LITIGATION

(To be submitted on non-judicial stamp paper or e-stamp paper)

I/we _____, address _____, do hereby solemnly affirm and declare as under:-

- That our firm has not been blacklisted/ debarred from any Government/ Semi Government/ Autonomous/ Public Sector Organization or any Agency.
- That the firm has not been involved in any kind of litigation.
- That there is no litigation between partners of the firm.

We further, affirm and declare that above is true to best of our/my knowledge and that nothing has been concealed or hidden therein.

Signature of authorized signatory

Name: _____

Designation: _____

CNIC: _____

Seal/Stamp: _____

Date: _____

Note:

- i. Duly signed by owner/CEO of the company or authorized representative having authority letter.
- ii. To be submitted on non-judicial stamp paper.



ANNEXURES OF BID DOCUMENT

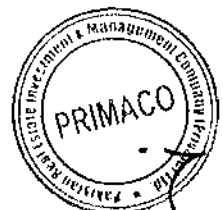
Annexures attached are as follows:

Annexure - 1. Form of Bid

Annexure - 2. Eligibility Information

Annexure - 3. Bill of Quantities with Approved Manufacturers List & Origin of Goods/Equipment and Technical Specification

Annexure - 4. Drawings



**FORM OF BID
(LETTER OF OFFER)**

Bid Reference No. _____

(Name of Works)

To:

Gentlemen,

1. Having examined the Bidding Documents including Instructions to Bidders, Conditions of Contract, Specifications, Drawings, Schedule of Prices and Addenda Nos. _____ for the execution of the above-named Works, we, the undersigned, being a company doing business under the name of and address _____

and being duly incorporated under the laws of _____ hereby offer to execute and complete such Works and remedy any defects therein in conformity with the said Documents including Addenda thereto for the Total of Rs. _____ (Rupees _____) or such other sum as may be ascertained in accordance with the said Documents.

2. We understand that all the Schedules attached hereto form part of this Bid.
3. As security for due performance of the undertakings and obligations of this Bid, we submit herewith a Bid Security in the amount of _____ drawn in your favour or made payable to you and valid for a period twenty eight (28) days beyond the period of validity of Bid.
4. We undertake, if our Bid is accepted, to commence the Works and to deliver and complete the whole of the Works comprised in the Contract within the time(s) stated in Preamble to the Conditions of Contract.
5. We agree to abide by this Bid for the period of _____ days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
6. Unless and until a formal Agreement is prepared and executed, this Bid, together with your written acceptance thereof, shall constitute a binding contract between us.
7. We undertake, if our Bid is accepted, to execute the Performance Security referred to in Clause 10 of Conditions of Contract for the due performance of the Contract.

We understand that you are not bound to accept the lowest or any Bid you may receive.



We understand that you are not bound to accept the lowest or any Bid you may receive.

9. We do hereby declare that the Bid is made without any collusion, comparison of figures or arrangement with any other person or persons making a Bid for the Works.
10. We confirm, if our Bid is accepted, that all partners of the joint venture shall be liable jointly and severally for the execution of the Contract and the composition or the constitution of the joint venture shall not be altered without the prior consent of the Employer. (Please delete in case of Bid from a single firm).

Dated this _____ day of _____ 20 _____

Signature _____ in the capacity of _____ duly

authorized to sign bids for and on behalf of _____
(Name of Bidder in Block Capitals)
(Seal)

Address

Witness:

(Signature) _____

(Name) _____

Address: _____

Occupation _____



ELIGIBILITY AND QUALIFICATION INFORMATION**[The Bidder should complete this schedule and attach relevant supporting documents]****2.1 STATUS OF BIDDER:**

Bidder's Legal Name:	
Owner's Name(s) and CNIC (s)	
Country of Registration:	
Address in Country of Registration:	
Year of Registration with SECP;	
Pakistan Eng. Council License No	
Tax Identification Number	
Mobile No of Authorized Representative for this Tender	
Landline Contact Number	
Valid Email Address	



2.2 SIMILAR NATURE OF ASSIGNMENTS

Contract No 1		
Contract Name:		
Award Date: Completion Date:		_____ %age completed
Role in Contract (Contractor or Sub Contractor):		
Brief Description of Work undertaken		
Total Contract Amount in PKR		
If partner in a JV or subcontractor, specify participation of total contract amount:	Percentage of Total:	
Employer's Name Address Telephone Number Fax Number e-mail address		

*(ADD MORE SHEETS BASED ON EVALUATION CRITERIA)
(ALSO ATTACH COMPLETION CERTIFICATES, WORK ORDER/LETTER OF ACCEPTANCE OF EVERY ASSIGNMENT)*



2.3 ANNUAL TURNOVER OF THE FIRM FOR THE LAST THREE YEARS

Year	Total Amount for the Year in Millions of PKR

2.4 PROPOSED TEAM

Name	Role/Responsibility	Qualifications & General experience (years)	Experience in proposed post (years)
	Project Manager		
	Site Supervisor		
<i>[complete and attach CV for the nominee(s)]</i>			

2.5 APPROACH AND METHODOLOGY AND BAR CHART

To be provided on by the Bidders on their standard formats

2.6 Attach certificate of No litigation and Non-Blacklisting of the company from any Govt. / Semi Government / Private organization

Authorized Signature:		Date	
Name & Title of Signatory	Name: Title:		

Duly authorized to sign on behalf of

Company Name of Bid		Seal or stamp	
---------------------	--	---------------	--



Bill of Quantities (BOQ) ANNEXURE - 03

Enclosed are approved vendor/Manufacturer List and Technical Specification

Permeable

1. Bill of Quantities (BOQ) with approved vendor/Manufacturer List and Technical Specification is issued in a separate booklet Form/ File and construes mandatory part of this Tender Document.
2. Detailed Bill of Quantities (BOQ) to be filled by Bidders without changing the line item or specification.
3. Eligibility of goods & services shall be as per BOQ with approved vendor/Manufacturer List and Technical Specifications, Drawings (Annexure – 04).
4. Pursuant to Para 2 above, the successful contractor shall have to submit technical submittals as per Schedule – A.
5. Overwriting is not acceptable however in minimal circumstances it shall be crossed signed with bidder's seal.



DRAWINGS

Detailed Drawings' separate booklet/ File, issued to bidder as a mandatory part of this tender document. Bidder should duly sign and stamp each page and submit with technical proposal.



**ELEVATOR/LIFTS WORKS (BUILDING 02)
CINEPLEX & COMMERCIAL COMPLEX , I-8
MARKAZ , ISLAMABAD**

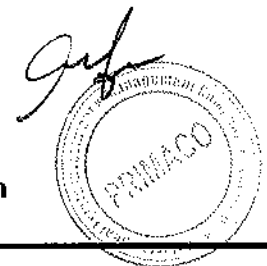


BILL OF QUANTITIES

ELEVATORS/LIFTS WORKS



**PAKISTAN REAL ESTATE INVESTMENT &
MANAGEMENT COMPANY(PRIMACO)**



**207-A, P-Block Gulberg III Lahore, Pakistan
Ph: +92 423 5441451-3**

SUMMARY OF COST (SUPPLY & SERVICES)

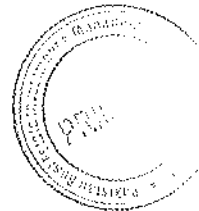
ELEVATOR/LIFTS WORKS (BUILDING 02) CINEPLEX & COMMERCIAL COMPLEX,
I-8 MARKAZ , ISLAMABAD

S.NO	DESCRIPTION	AMOUNT (PKR)
1	SUPPLY OF PASSENGER & FREIGHT/CARGO ELEVATORS/LIFT EQUIPMENT FOR CINEPLEX & COMMERCIAL COMPLEX (BUILDING-02)	
2	INSTALLATION, TESTING & COMMISSIONING OF PASSENGER & FREIGHT/CARGO ELEVATORS/LIFT EQUIPMENT FOR CINEPLEX & COMMERCIAL COMPLEX (BUILDING-02)	
TOTAL AMOUNT WITH ALL TAX (PKR)		

Note- Above quoted prices should be inclusive of all applicable taxes (i-e Import duty, GST, ST etc.)



[Handwritten Signature]



BILL OF QUANTITIES

ELEVATOR/LIFTS WORKS (BUILDING 02) CINEPLEX & COMMERCIAL COMPLEX, I-8 MARKAZ, ISLAMABAD

Item No.	Item Description			Qty	Unit Cost	Total Cost in Pak Rs
	Block	ID	Details			
Elevator/Lift Works-Manufacturer Standard European Norms EN-81-20/50						
1. Supply of 05 no's Passenger elevators, Machine room Type complete in all respect, as per specifications						
i	Commercial Complex (Left side)	CC-EL2	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
ii		CC-EL3	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
iii	Cineplex	CX-EL4	1,000kg / 13 Passenger / 1m/s, 5 stop	1		
iv	Commercial Complex (Right side)	CC-EL5	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
v		CC-EL6	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
Total Amount of 05 no's Passenger elevators						
2. Supply of 02 no's Cargo elevators, Machine Room Type complete in all respect, as per specifications						
i	Commercial Complex (Left side)	CC-EL1	1,600kg / 1m/s, 6 stop	1		
ii	Commercial Complex (Right side)	CC-EL7	1,600kg / 1m/s, 6 stop	1		
Total Amount of 02 no's Freight elevators						
Note- Above quoted price should be inclusive of the Supply of Elevator including all required equipment/ materials with all applicable taxes.						



BILL OF QUANTITIES

ELEVATOR/LIFTS WORKS (BUILDING 02) CINEPLEX & COMMERCIAL COMPLEX, I-8 MARKAZ, ISLAMABAD

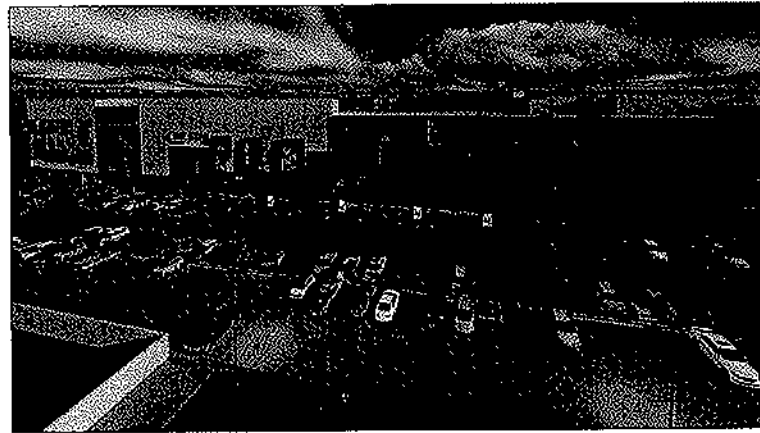
Item No.	Item Description			Qty	Unit Cost	Total Cost in Pak Rs
	Block	ID	Details			
Elevator/Lift Works-Manufacturer Standard European Norms EN-81-20/50						
1. Installation, Testing & commissioning of 05 no's Passenger elevators, Machine room Type complete in all respect, as per specifications						
i	Commercial Complex (Left side)	CC-EL2	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
ii		CC-EL3	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
iii	Cineplex	CX-EL4	1,000kg / 13 Passenger / 1m/s, 5 stop	1		
iv	Commercial Complex (Right side)	CC-EL5	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
v		CC-EL6	1,000kg / 13 Passenger / 1m/s, 6 stop	1		
Total Amount of 05 no's Passenger elevators						
2. Installation, Testing & commissioning of 02 no's Cargo elevators, Machine Room Type complete in all respect, as per specifications						
i	Commercial Complex (Left side)	CC-EL1	1,600kg / 1m/s, 6 stop	1		
ii	Commercial Complex (Right side)	CC-EL7	1,600kg / 1m/s, 6 stop	1		
Total Amount of 02 no's Freight elevators						
Total Amount						
SST 16%						
Total Amount with SST						
<p>Note- Above quoted price should be inclusive of the Installation, testing & commissioning of Elevator items in all respect, including all required equipment/ materials, includes but not limited to the below listed Miscellaneous items/works.</p>						
i	Operation and Maintenance (with warranty) of all equipment for two year after commissioning, including required spare parts. it include 2 standby operator's / Technician facility at Project Site.					



Handwritten signature



PROJECT
MECHANICAL DESIGN (BUILDING 02) CINEPLEX
& COMMERCIAL COMPLEX, ISLAMABAD
CLIENT
PRIMACO



TITLE
ELEVATOR & ESCALATOR LAYOUT PLAN OF (BUILDING 02)
CINEPLEX & COMMERCIAL COMPLEX, ISLAMABAD
CONSULTANT
VELOSI INTEGRITY & SAFETY PAK.(PVT).LTD

207-A, P-Block Gulberg III, Lahore, Pakistan



ISSUED FOR TENDER ONLY

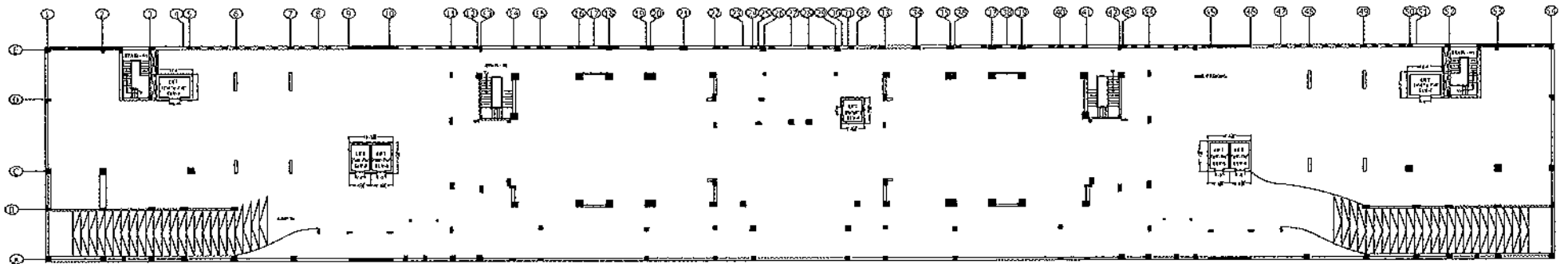
INDEX

DRG NO	DESCRIPTION	QTY
V-319-M-D-0000	LIST OF DRAWING	1NO.
V-319-M-D-0001	ELEVATOR BASEMENT LAYOUT PLAN	1NO.
V-319-M-D-0002	ELEVATOR GROUND FLOOR LAYOUT PLAN	1NO.
V-319-M-D-0003	ELEVATOR FIRST FLOOR LAYOUT PLAN	1NO.
V-319-M-D-0004	ELEVATOR SECOND FLOOR LAYOUT PLAN	1NO.
V-319-M-D-0005	ELEVATOR THIRD FLOOR LAYOUT PLAN	1NO.
V-319-M-D-0006	ELEVATOR MUMMTY LAYOUT PLAN	1NO.
V-319-M-D-0007	ELEVATOR ROOF TOP LAYOUT PLAN	1NO.
V-319-M-D-0008	ELEVATOR DETAIL LAYOUT PLAN	1NO.
V-319-M-D-0009	ELEVATOR DETAIL LAYOUT PLAN	1NO.
V-319-M-D-0010	ELEVATOR DETAIL LAYOUT PLAN	1NO.



ISSUED FOR TENDER ONLY

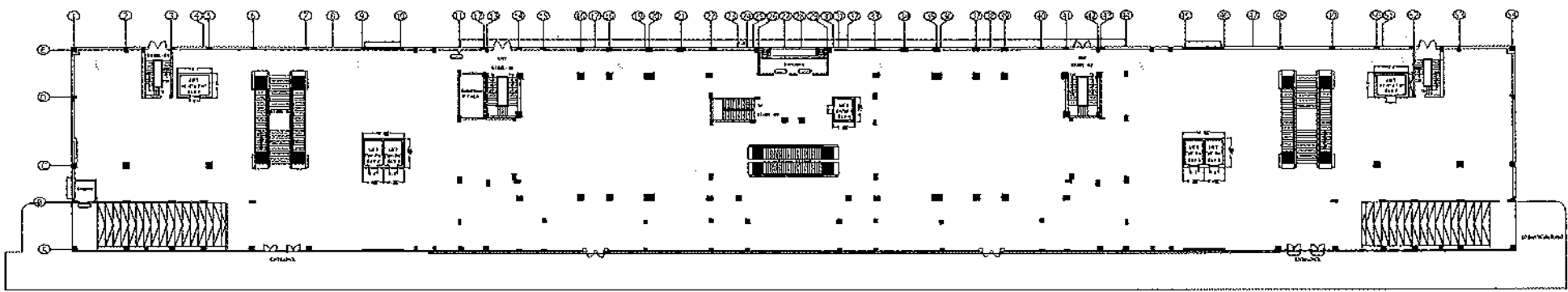
REV	REVISIONS	DATE	BY	CHK	APP
TOTAL QUANTITY					
ELEVATOR					
PROJECT					
PROVIDER/CLIENT/ESTIMATE/PROJECT NO'S					
MANAGEMENT COMPANY/PROJECT NO					
CONSULTANT					
VELOCITY INTEGRITY & SAFETY PAKISTAN (PVT) LTD					
SERIAL NUMBER/PROJECT NUMBER					
REV. NO.	DESCRIPTION	DATE	BY	CHK	APP
001	MECHANICAL DESIGN (BUILDING 02)				
COMPLEX & COMMERCIAL COMPLEX,					
ISLAMABAD					
REV. NO.	DESCRIPTION	DATE	BY	CHK	APP
001	LIST OF DRAWINGS				
REV. NO.	DESCRIPTION	DATE	BY	CHK	APP
001	V-319-M-D-0000				



BASEMENT PLAN



ISSUED FOR TENDER ONLY

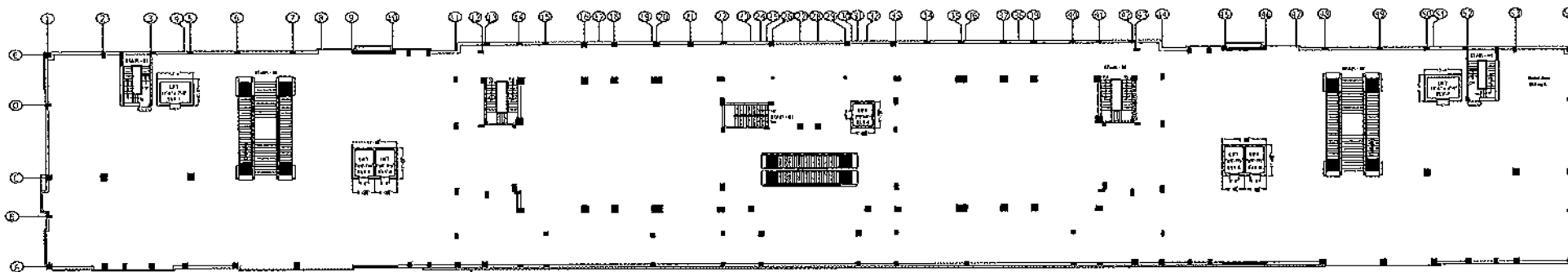
REV	DESCRIPTION	DATE	BY	CHK	APP
PROJECT					
CLIENT PARSTAT REAL ESTATE INVESTMENT & MANAGEMENT COMPANY (PVT) LTD.					
CONSULTANT M3.CS2 INTEGRITY & SAFETY PAK (PVT) LTD. VELOCITY					
PROJECT	MECHANICAL DESIGN BUILDING OF ONE, SIX & COMMERICAL COMPLEX, ISLAMABAD				
DESIGNED	TITLE: ELEVATOR BASEMENT FLOOR LAYOUT PLAN-2				
DATE	DATE	SCALE			
14/05/2024	14/05/2024	1:100			
BY	DATE	SCALE	DATE	BY	CHK
M3.CS2-18-318	Y-311-M-D-0001	00000	00000	M	A



GROUND FLOOR PLAN

ISSUED FOR TENDER ONLY

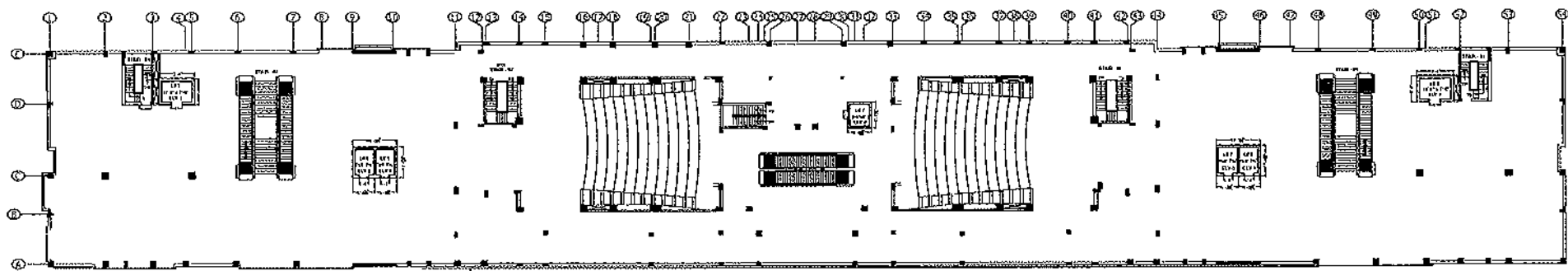
REV	DESCRIPTION	DATE	BY	CHK	APP
TOTAL COVERED AREA					
CLIENT PAKISTAN REAL ESTATE INVESTMENT & MANAGEMENT COMPANY (PRM) CO. 					
CONSULTANT VELOSI INTEGRITY & SAFETY PAK (PVT) LTD. 					
PROJECT	MECHANICAL DESIGN BUILDING OF COMPLEX & COMMERCIAL COMPLEX ISLAMABAD				
DISCIPLINE	ELEVATOR GROUND FLOOR LAYOUT PLAN				
DATE	ISSUED	BY	CHK	APP	
REV	DESCRIPTION	ISSUED	DATE	BY	CHK
01	RSP-E-10-110	Y-110-K-D-000	2023/01/12	Y	Y



FIRST FLOOR PLAN

ISSUED FOR TENDER ONLY

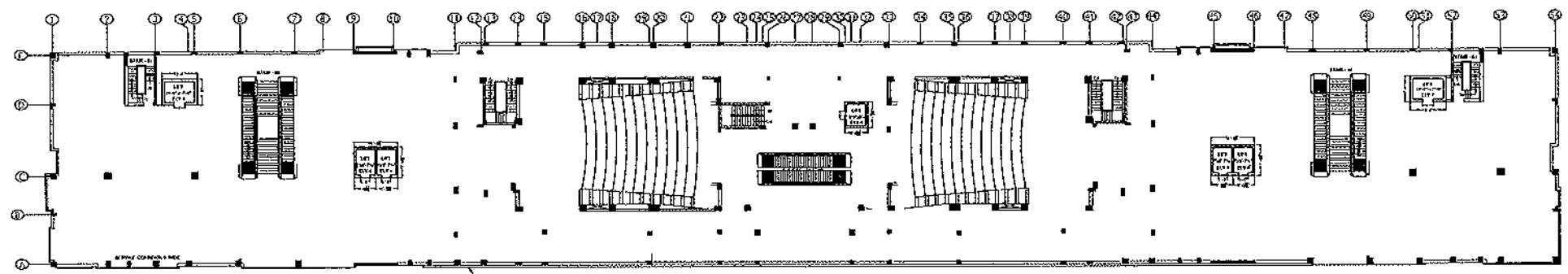
KEY	DESCRIPTION	DATE	BY	CHK.	APP.
LOCAL DEVELOPER					
PROJECT					
CLIENT	PAKISTAN REAL ESTATE INVESTMENT & MANAGEMENT COMPANY (PRIMCO)				
CONSULTANT	VELOSI (INTEGRITY & SAFETY PAKISTAN) LTD 27-A, MARKET SQUARE, DHA PHASE 1, KARACHI				
DESIGNER	DR. MO. SAAD	MECHANICAL DESIGN (BUILDING 02) OF PUBLIC & COMMERCIAL COMPLEX, ISLAMABAD			
SCALE	ELEVATOR FIRST FLOOR LAYOUT PLAN				
DATE	NO. OF SHEETS	TOTAL SHEETS	DATE		
APPROVED	DR. MO. SAAD	DR. MO. SAAD	DATE	02/02/2022	1/1
APP. NO.	158-E-16-310	158-E-16-0-0003	PROJECT	IS	1



SECOND FLOOR PLAN

ISSUED FOR TENDER ONLY

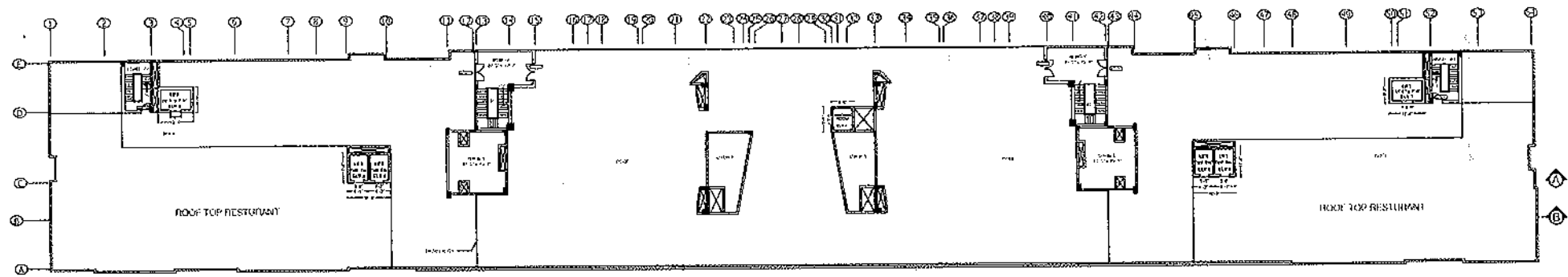
NO.	DESCRIPTION	DATE	BY	CHK.	APP.
1	ELEVATOR SHAFT	12/20/2018
REVISIONS					
PROJECT					
OWNER					
DESIGNER					
DRAWN BY					
CHECKED BY					
DATE					
SCALE					
PROJECT NO.					
DRAWING NO.					
SHEET NO.					
PAGE NO.					



THIRD FLOOR PLAN

ISSUED FOR TENDER ONLY

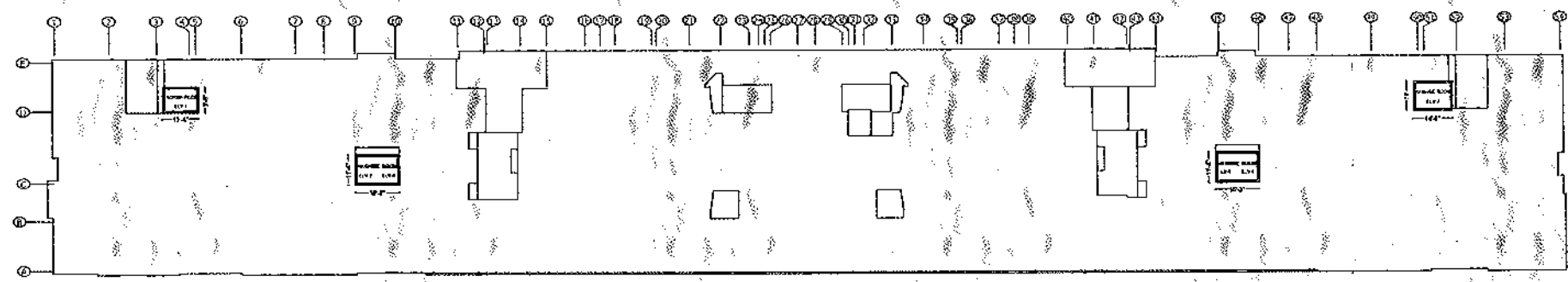
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PROJECT INFORMATION					
PROJECT NO. 19/26/21					
CLIENT PAKISTAN REAL ESTATE MANAGEMENT & MANAGEMENT COMPANY (PRMCO)					
DESIGNER VELOS INTEGRITY & SAFETY PAKISTAN LTD. VELOCITY 37-A, Park Road, G-7/1, Landis Centre					
SCALE	MECHANICAL DESIGN (BUILDINGS)				
PROJECT NO.	CINEREX & COMMERICAL COMPLEX				
PROJECT NAME	ISLAMABAD				
PROJECT TITLE	ELEVATOR THIRD FLOOR LAYOUT PLAN				
DATE	NO. OF SHEETS	TOTAL SHEETS	SCALE	SHEET NO.	
19/26/21	1	1	AS SHOWN	19/26/21	1
APPROVED BY	DESIGNED BY	CHECKED BY	DATE	SCALE	PROJECT NO.



MUMTY PLAN

ISSUED FOR TENDER ONLY

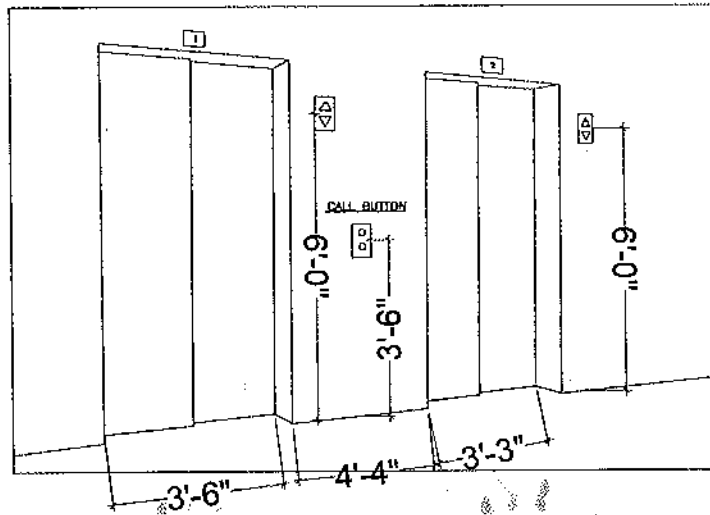
NO.	REVISION	DATE	BY	APP.	BY
PROJECT					
CLIENT					
CONSULTANT					
DESIGNED BY	PROJECT	MECHANICAL DESIGN (BUILDING)			
REVIEWED BY	PHASE	OFFICE LINK & COMMERCIAL COMPLEX ISLAMABAD			
PROJECT NO.	PHASE	ELEVATOR (MUMTY LAYOUT PLAN)			
DATE	SCALE	PAGE			
APPROVED BY	DATE	SHEET NO.	TOTAL SHEETS	DATE	BY



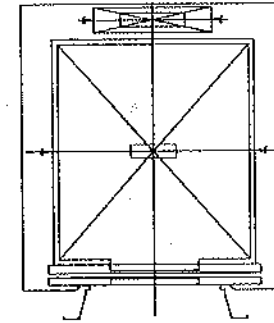
ROOF TOP PLAN

ISSUED FOR TENDER ONLY

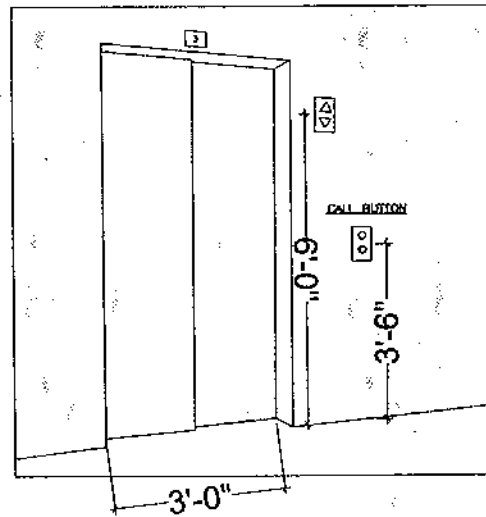
REV	DESCRIPTION	DATE	BY	CHK	APP
TOTAL SUPPLIERS					
REVISION					
CLIENT: PAKISTAN REAL ESTATE INVESTMENT & MANAGEMENT COMPANY PRIVATE LIMITED					
CONSULTANT: VELOCITY INTEGRITY & SAFETY PAK (PVT) LTD. VELOCITY					
DRAWN BY: MECHANICAL DESIGN (BUILDING ID) CHEERLEKS COMMERCIAL COMPANY ISLAMABAD					
CHECKED BY: ELEVATOR ROOF TOP LAYOUT PLAN					
DATE: 10/12/2015					
PROJECT: PAF-15-316 V-316-B-D-0007					



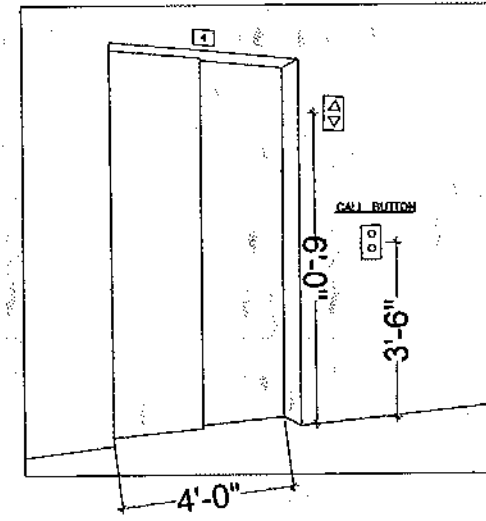
ELEVATOR 2,3,5&6 FRONT VIEW



ELEVATOR TOP VIEW



ELEVATOR 4 FRONT VIEW



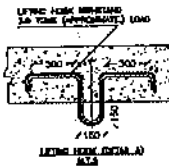
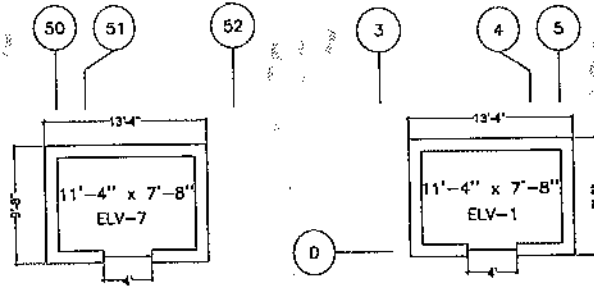
CARGO ELEVATOR 1&7 FRONT VIEW

ISSUED FOR TENDER ONLY

REV	DATE	BY	CHK	APP
DATE SUBMITTED				
REVISION				
CLIENT PAKISTAN REAL ESTATE INVESTMENT & MANAGEMENT COMPANY (P) LTD.				
CONSULTANT VELOCITY INTEGRITY & SAFETY PAK (P) LTD. VELOCITY				
PROJECT MEDICAL DESIGN BUILDING COO. CENTER & COMMERCIAL COMPLEX, ISLAMABAD				
TITLE ELEVATOR DETAIL LAYOUT PLAN				
DRAWN BY 				
CHECKED BY 				
APPROVED BY 				
PROJECT NO. MSP-E-18-318				
DRAWING NO. V-318-M-D-000				
DATE 01/20/20				
SCALE AS SHOWN				

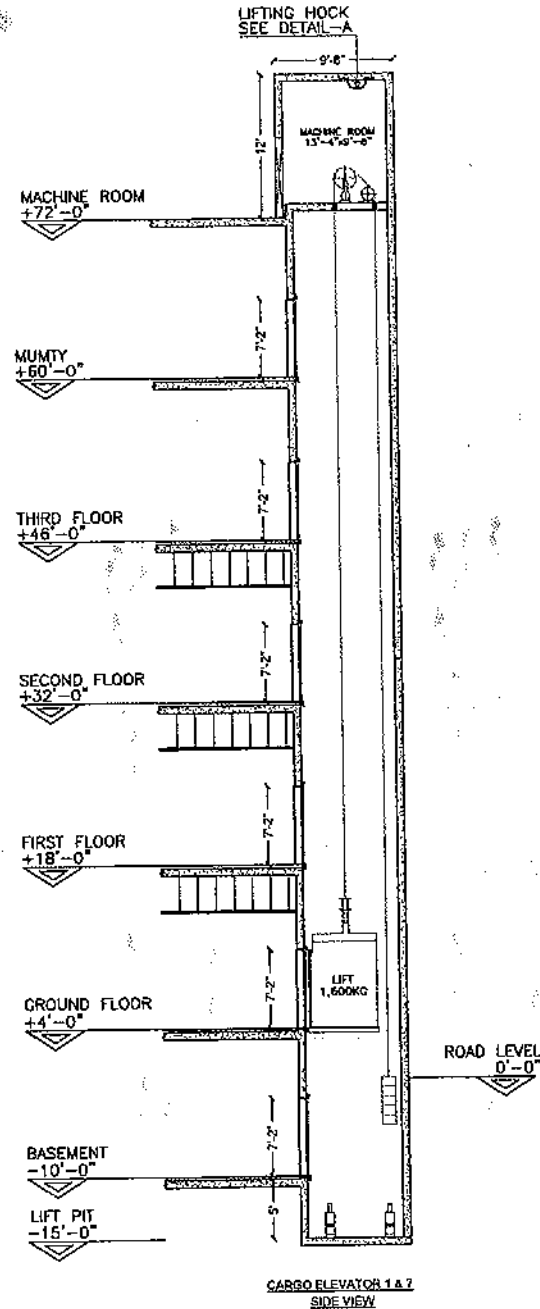
NOTE:

1. ALL DIMENSIONS IN BRACKET ARE IN MILLIMETER.ABOVE.
2. THE LIFT IS MACHINE ROOM TYPE.
3. ALL DIMENSIONS SHALL BE CONFIRMED BY SUPPLIER SUFFICIENTLY IN ADVANCE.
4. THE SIZE AND LOCATION OF ALL OPENING, BLOCKOUT FOR LANDING INDICATOR, CALL BUTTONS AND EMBEDDED PARTS SHALL BY INTIMATED BY THE LIFT SUPPLIER WELL IN ADVANCE ON BUILDER'S WORKS DRAWINGS.
5. THE LIFTS SUPPLIER SHALL PROVIDE EXACT LOADING REQUIREMENTS FOR THE EQUIPMENT WELL IN ADVANCE (WITHIN 15 DAYS AFTER AWARD OF WORK) FOR INCORPORATION IN CIVIL DESIGN.
6. EXACT LOCATION AND SIZE OF LIFTING HOOKS REQUIRED IN THE MACHINE ROOM SHALL BE INTIMATED BY THE LIFT SUPPLIER.
7. LIFT EQUIPMENT INCLUDING BUFFERS, MACHINERY, ETC. SHOWN IN THIS DRAWING ARE FOR REFERENCE ONLY. THE LIFTS SUPPLIER SHALL SUBMIT DIMENSIONAL LAYOUT OF THE LIFT EQUIPMENT AND ELECTRICAL WORKS DESIGN LOADS FOR APPROVAL OF THE ENGINEER.



LIFT SCHEDULE:

QTY.	ELEVATOR ID	DESCRIPTION	CAPACITY (KG)	SPEED (m/Min)	NO. OF STOPS	PIT DEPTH (mm)	HEAD ROOM (mm)	CAR SIZE (mm)	DOOR
1	ELV-1	ELEVATOR 1 FREIGHT/CARGO	1,600	10	6	1,675	2,800	1800x2500	1,700mm WIDE 2 PANEL CENTER OPENING SLAMMER TYPE.
2	ELV-2	ELEVATOR 2 FREIGHT/CARGO	1,500	10	6	1,525	2,800	1800x2500	1,700mm WIDE 2 PANEL CENTER OPENING SLAMMER TYPE.

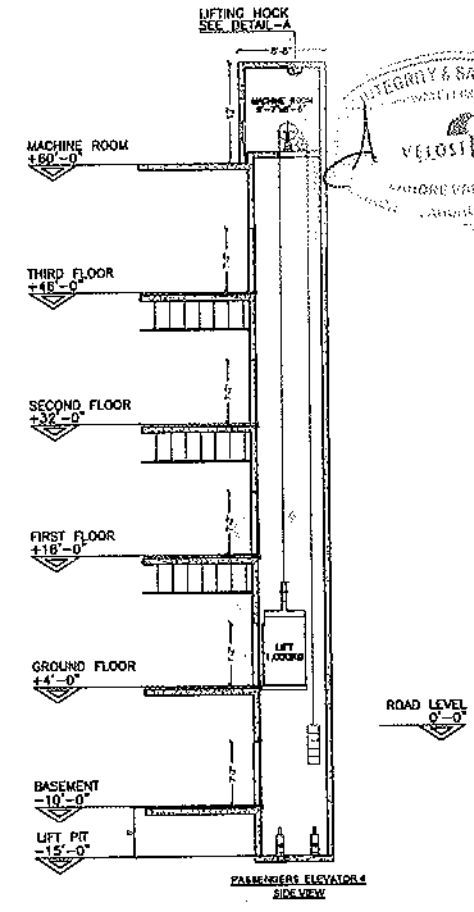
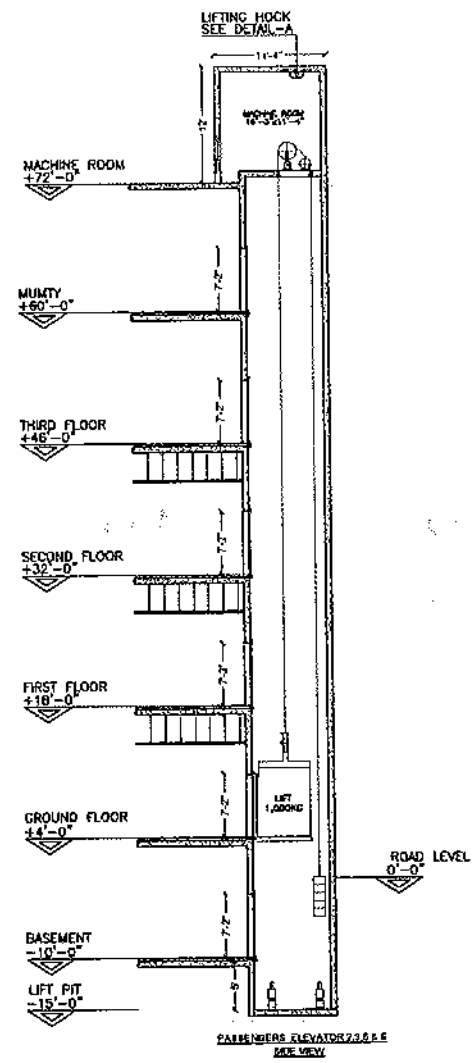
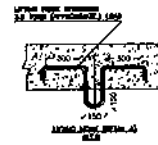
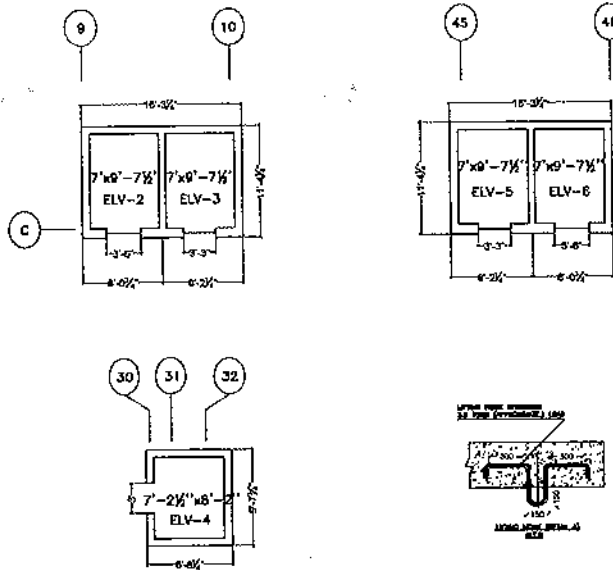


ISSUED FOR TENDER ONLY

REV.	DESCRIPTION	DATE	BY	CHECKED	APP.
01	ISSUED FOR TENDER ONLY				
PROJECT: PAKISTAN REAL ESTATE INVESTMENT & MANAGEMENT COMPANY (PRMCO)					
CONSULTANT: VELOCITY INTEGRITY & SAFETY PAKISTAN LTD. VELOCITY					
DRAWN BY: MEDICAL DESIGN (BUILDING) COMPLEX & COMMERCIAL COMPLEX ISLAMABAD					
CHECKED BY: ELEVATOR DETAIL LAYOUT PLAN					
DATE: 15/05/2024					
SCALE: 1/16"					
DRAWN BY: VELOCITY INTEGRITY & SAFETY PAKISTAN LTD.					
PROJECT: VELOCITY INTEGRITY & SAFETY PAKISTAN LTD.					

NOTE:

1. ALL DIMENSIONS IN BRACKET ARE IN MILLIMETER ABOVE.
2. THE LIFT IS MACHINE ROOM TYPE.
3. ALL DIMENSIONS SHALL BE CONFIRMED BY SUPPLIER SUFFICIENTLY IN ADVANCE.
4. THE SIZE AND LOCATION OF ALL OPENING, BLOCKOUT FOR LANDING INDICATOR, CALL BUTTONS AND EMBEDDED PARTS SHALL BE INTIMATED BY THE LIFT SUPPLIER WELL IN ADVANCE ON BUILDER'S WORKS DRAWINGS.
5. THE LIFT'S SUPPLIER SHALL PROVIDE EXACT LOADING REQUIREMENTS FOR THE EQUIPMENT WELL IN ADVANCE (WITHIN 15 DAYS AFTER AWARD OF WORK) FOR INCORPORATION IN CIVIL DESIGN.
6. EXACT LOCATION AND SIZE OF LIFTING HOOKS REQUIRED IN THE MACHINE ROOM SHALL BE INTIMATED BY THE LIFT SUPPLIER.
7. LIFT EQUIPMENT INCLUDING BUFFERS, MACHINERY, ETC. SHOWN IN THIS DRAWING ARE FOR REFERENCE ONLY. THE LIFT'S SUPPLIER SHALL SUBMIT DIMENSIONAL LAYOUT OF THE LIFT EQUIPMENT AND ELECTRICAL WORKS DESIGN LOADS FOR APPROVAL OF THE ENGINEER.



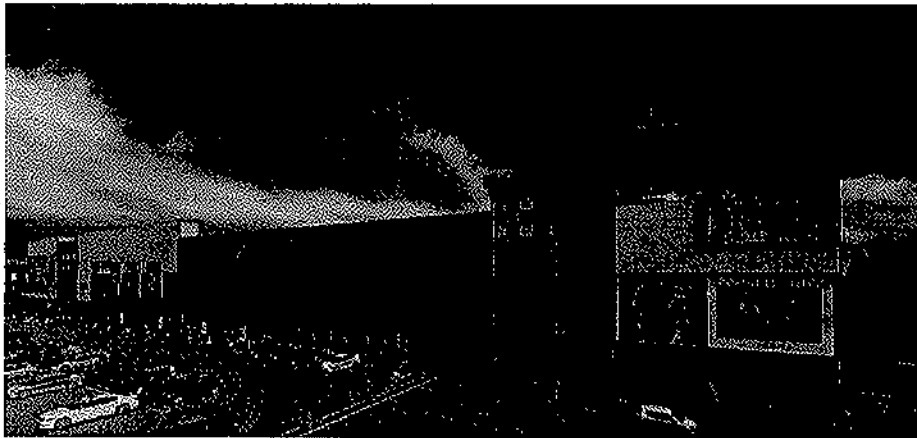
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LIFT SCHEDULE:

QTY.	ELEVATOR ID	DESCRIPTION	CAPACITY (PAX)	SPEED (M/Min)	NO. OF STOPS	MT. RISE (M)	HEAD ROOM (M)	CH. RISE (M)	DOOR
2	ELV-2	ELEVATOR 2	1,800	1.4	4	1.15	1.30	1600-1800	POORNA FACE PANEL CENTER OPENING STAINLESS STEEL
2	ELV-3	ELEVATOR 3	1,800	1.4	4	1.33	1.50	1600-1800	POORNA FACE PANEL CENTER OPENING STAINLESS STEEL
4	ELV-4	ELEVATOR 4	1,800	1.4	3	1.25	1.40	1600-1800	POORNA FACE PANEL CENTER OPENING STAINLESS STEEL
1	ELV-5	ELEVATOR 5	1,800	1.4	4	1.25	1.40	1600-1800	POORNA FACE PANEL CENTER OPENING STAINLESS STEEL
1	ELV-6	ELEVATOR 6	1,800	1.4	4	1.15	1.30	1600-1800	POORNA FACE PANEL CENTER OPENING STAINLESS STEEL

NO.	DESCRIPTION	DATE	BY	CHKD.	APP.
REVISION					
PROJECT					
CLIENT					
DESIGNER					
DRAWN BY					
CHECKED BY					
DATE					
SCALE					
SHEET NO.					
TOTAL SHEETS					

**ELEVATOR/LIFTS WORKS (BUILDING 02) CINEPLEX &
COMMERCIAL COMPLEX , I-8 MARKAZ , ISLAMABAD**



MANUFACTURER LIST
ELEVATORS/LIFTS

**PAKISTAN REAL ESTATE INVESTMENT &
MANAGEMENT COMPANY(PRIMACO)**



207-A, P-Block Gulberg III Lahore, Pakistan
Ph: +92 423 5441451-3



MANUFACTURER LIST FOR ELEVATOR / LIFTS EQUIPMENTS		
Sr. #	Name Of Equipment / Material	Manufacture/Brand Name & Origin
1	Elevator/Lifts (Passenger & Freight/Cargo)	a. OTIS (Europe, China) b. SCHINDLER (Europe, China) c. KONE (Europe, China) d. ThyssenKrupp (Europe, China) e. Hyundai (Korea) f. Mitsubishi Electric (Japan)
Notes:		
I.	Equivalent brand to above supplied manufacturer list will be acceptable after scrutiny by employer/ consultant, in light of project specifications.	
II.	Technical submittal / samples of all the equipment shall be approved by the employer/ consultant before order.	
III.	Employer/Consultant shall have the right and call for the certificate from the original manufacturer.	
IV.	Manufacturer shall have its own factory/Manufacturing facility at the proposed country/origin.	
V.	Contractor shall submit clause by clause compliance of specification, along with the technical proposal.	



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Cineplex & Commercial Complex (Building 02) at I-8 Markaz Project
Islamabad



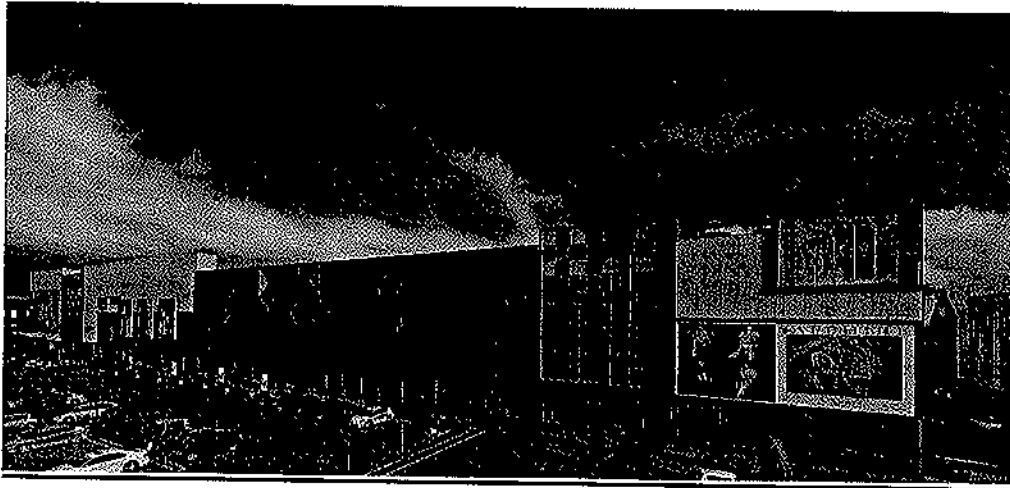
TECHNICAL SPECIFICATIONS OF ELEVATORS/LIFTS WORKS

TECHNICAL SPECIFICATIONS
OF ELEVATORS/LIFTS WORKS

FOR

CINEPLEX & COMMERCIAL COMPLEX (BUILDING-02)

I-8 MARKAZ ISLAMABAD



CLIENT:

**PAKISTAN REAL ESTATE INVESTMENT AND
MANAGEMENT COMPANY (PRIMACO)**

CONSULTANT:

VELOSI INTEGRITY & SAFETY PAKISTAN (PVT) LTD





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1. ELEVATORS/LIFTS

1.1. GENERAL DATA FOR PASSENGER LIFT

Engineering, Supply, installation, testing and commissioning of 100% imported brand new Passenger Lift having capacity of 1000 kg / 13 persons. Speed 1.0 m/s machine room type, VVVF drive, 05/06 stops / 05/06 openings, total travel height as per drawings/site. The lift shall be complete in all respect including car, hoisting, machine, Coated Steel Belt, solid steel counter weight, support brackets, embedded parts, access ladder, separator screen, trap door etc. as per specification and drawing. The lifts shall be of commercial grade, in accordance with EN 81-20-50, suitable for operation (with 24/7 days/week) Stainless Steel Grade 304 without major refurbishment

		180 starts/hour ED 40% (greater than 1.0m/s),
Duty cycle	=	150 starts/hour ED 40% (1.0m/s), 120 starts/hour ED 40% (less than 1.0m/s),
Door Type	=	C2
Door System	=	Upto 200,000 cycles/year

1.2. GENERAL DATA FOR GOODS/FREIGHT LIFT

Engineering, Supply, installation, testing and commissioning of 100% imported brand new Goods/Freight Lift having capacity of 1,600 kg. Speed 1.0 m/s, Machine room Type / gearless type, VVVF drive, 06 stops / 06 openings, total travel height as per drawings/site. The lift shall be complete in all respect including car, hoisting, machine, Coated Steel Belt, solid steel counter weight, support brackets, embedded parts, access ladder, separator screen, trap door etc. as per specification and drawing. The lifts shall be of commercial grade, in accordance with EN 81-20-50, suitable for operation (with 24/7 days/week) Stainless Steel Grade 304 without major refurbishment

Duty cycle	=	150 starts/hour ED 40% (0.5m/s),
Door Type	=	Power operated, automatic, horizontally sliding doors
Door System	=	Upto 200,000 cycles/year





LIFT MACHINE / POWER SYSTEM

The machine shall be of the gearless type, brake, and drive sheaves as one unit assembly. In addition to the thermal overload relay, the motor shall have built-in thermal sensors (PTC thermistors) in the windings for overheating protection of the stator and current-time relay for protection of the rotor. The unit shall have proper sound and vibration isolation provisions.

The gearless machine shall be driven by a single-speed A.C. motor which shall be specially designed for lift duty and shall be capable of providing the specified duty cycle rating. Smooth performance with controlled step-less acceleration and deceleration, independent of load, is to be provided, with a leveling accuracy as specified.

All lifts shall have machine room except where indicated in lift schedule.

VVVF DRIVE

The variable-voltage variable-frequency drive shall be of the PWM type.

Interference suppression measures shall also be installed to EN-81 and EN 12015 (emission) and EN 12016 (immunity) to:

- Eliminate malfunction of the lift system caused by voltage disturbances on the mains supply, induced voltages in control cabling, and radio-frequency interference
- Minimize interference with other equipment and /or installations especially radio equipment in the vicinity of the lift equipment.

HARMONIC DISTORTION

The lift installation shall not, by injection of undesirable waveforms into the electricity supply distribution system, adversely affect the power company's system and/or the electricity supply to other users or consumers. The Total Harmonic Distortion (THD) produced by the lift conveyor motor drive system measured at the isolator connecting the lift equipment to the feeder circuit of the building is limited to 40% (forty percent) for lift installation; the THD shall be measured at the moment the lift car is moving up with rated load at its rated speed.

The Contractor shall be responsible for providing all necessary harmonic filter(s) to bring down the THD to within the maximum allowable values should the THD of the installation exceed the maximum allowable value.

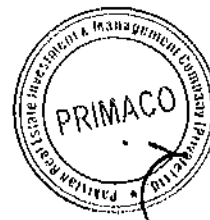




Table 3.1: Maximum Allowable THD for Lift Motor Drive Systems

Circuit Fundamental Current of Motor Drive	Maximum THD (%)	
$I < 40A$	40	
$40A \leq I < 80A$	35.0	
Circuit Fundamental Current of Motor Drive	Maximum THD (%)	
$I < 40A$	35, for electrical supply direct from building's feeder circuit	40, for electrical supply NOT direct from building's feeder circuit
$40A \leq I < 80A$	35.0	

SEISMIC DESIGN

The Contractor shall design all elements of the lift support and guiding system for seismic forces experienced in Seismic Hazard Zone-2B (peak ground acceleration = 0.25g) areas, as defined in the Uniform Building Code of the USA and the Local Building Control Authorities of Pakistan Regulations.

Preventive measures shall be taken to avoid damage to equipment and personnel during an earthquake, including the following:

- Box brackets, at regular intervals, shall be provided to reinforce the counter-weight guide-rails so that the counter-weight is restrained from swinging out during earth-quake.
- A seismic detector (incorporating horizontal & vertical movement detection) shall be installed in the machine room, which, on activation, shall cause all lifts to stop at the nearest floor, and park with their doors open.
- A switch shall be installed on each lift to detect movement of the counterweight from its normal plane (or away from the guide rails).





INTERMEDIATE EMERGENCY DOORS

Intermediate Emergency doors shall be installed in the lift.

CONTROL SYSTEM

The lift control equipment shall be digital microprocessor-based. The total system shall be designed to incorporate trouble-free operation and full protection against electrical noise/interference and voltage problems generated within the power section controller and building electrical system: as a minimum, a true on-line Industrial grade UPS shall be provided for the controller-sections. The control system design shall have maximum flexibility and reliability, and shall allow for the control algorithm to be reprogrammed and altered by software changes on site. All components and printed circuit-boards shall be tropicalised, thoroughly tested and 'burnt-in' at the maker's works prior to installation. Special covering shall be provide for controls in machine room.

The lifts shall operate as collective/selective units, normally without attendant, The system is to arrange for cars to operate in accordance with a control algorithm which shall minimize the total destination (waiting + riding) time for all users, and optimize the passenger handling capacity of the system during various times of the day and week.

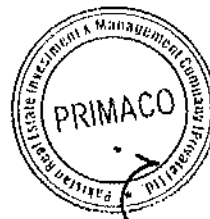
The following features shall be provided:

- Galvanic (opto-) isolation of inputs/outputs to the microprocessor to reduce pre-lump of electrical noise and possible destruction of low-voltage components.
- Programme written in high-level language for ease of programme maintenance.
- Real-time operating system to control lift programme execution
- Diagnostic capability to monitor performance and record basic information to aid fault diagnosis
- Means of altering lift parameters on site, without the use of special programming or replacement programmes.
- Thoroughly tested software to ensure the programming errors cannot cause lift malfunctions
- At least one level of backup (preferably a redundant microprocessor) for the group-control function to ensure continued landing call service if main group control fails.
- Direct-acting, fail-safe and positive operation safety inter-locks not dependent on software or micro-electronics (BS 5750)

The control system shall cater to

- Up-peak

Two-way & mixed traffic





- Down-peak
- Automatic load-weighing bypass
- Automatic parking
- Car overload protection with buzzer
- False car-call cancelling (anti-nuisance control)
- Independent service
- Car-preference service
- Attendant service
- Nudging door operation, with buzzer
- Separate door dwell times at each floor
- Stuck push-button supervision
- Advance door opening
- Arrival gong on all floors (separate for each direction)
- Seismic operation
- Emergency/standby power operation
- Automatic stopping of lifts at upper level in case of water detection by float switch at pit level
- Second car operating panel (for through type lifts)
- Voice annunciation system for floors
- Fire-recall service (through signal from fire-alarm system) of all lifts to ground floor.

The Contractor shall, in co-ordination with the Employer/Consultant, analyses the expected passenger movements over the day, the week, and on holidays: the microprocessor-based control system shall be initially programmed to cater to these expected traffic patterns.

Within the first 12 months (and then again after 24 and 36 months) of operation, the Contractor shall conduct a site survey of the actual passenger traffic patterns over a week, and reprogram and fine tune the system on site to improve the handling capacity and performance of the system. This shall be done at no extra cost to the Employer





Lifts as specified shall operate in the form of various groups under group supervisory control system responding intelligently to varying passenger traffic demands like up-peak, down-peak, lunch-peak, etc.

It shall be possible to field program/adjust on site the timings of the duration of various peak/non-peak passenger traffic demands, and limit the travel of the lifts to certain floors during certain times.

FINISHES

The design and finish of car interior (fluorescent/LED light fitting: floor covering, wall panels, mirrors, handrails, operating panels, and other fittings), doors, architraves, and landing fittings shall be as chosen and approved by the Employer. The finishes specified in the BOQ shall be treated as standard. If different finishes are chosen during the initial visit/inspection to the manufacturers' works, corresponding cost adjustments shall be made to the contract price.

All stainless steel finishes shall be of the rigidized, scratch-resistant type. Mirrors shall be of the shatter-resistant, scratch-resistant, safety-glass type.

The Contractor shall submit samples of at least three (preferably six) alternatives for each item of finish for the choice and approval of the Employer.

The lighting level inside the car shall be at least 100 lux.

The safeguarding of all finishes on site shall be the responsibility of the Contractor. If these are damaged before handing over, the finishes shall be replaced by the Contractor at his own cost.

For goods lifts the landing doors, car doors, architraves, door sills, supporting frames, door head apron, and fascia plate, etc., shall be of all stainless steel construction without ferrous metal backing.

CONTROL DEVICES & INDICATORS

The following controls and indicators shall be provided:

On landings:

- 2 calls pushes on intermediate floors (stainless steel with separate dot matrix or illuminated UP/DN call registration indication)
- 1 call push on terminal floors
- 2 next departure direction arrows, with arrival gong (stainless steel with dot-matrix indication)
- 1 car position indicator





In cars:

- 1 push per floor
- 1 alarm button
- 2 door open/close buttons
- 1 illuminated overload indicator (with audible buzzer)
- 1 car position indicator (dot-matrix)
- 2 next departure direction arrows (dot-matrix)
- 1 enclosed/concealed telephone/intercom
- 1 key switch for car preference/independent/collective operation (as required)
- 2 up/down buttons
- 1 voice annunciation system

All pushes/buttons shall be stainless-steel of the micro-movement type, with call registered lights. Signal lights shall be of the maintenance-free LED type. Direction arrows and position indicators shall be of the electronic digital (dot-matrix) type.

Car operating panels, shall be of the full-height design of stainless steel, positioned on the side walls.

CCTV SYSTEM

A Cat 6 cable shall be provided by the contractor / supplier in the lift travelling cable along with an IP camera in each car to connect (& compatible) with building CCTV Surveillance System.

STANDBY / EMERGENCY SUPPLY

In case of the failure of utility supply, a rechargeable battery supply shall continue to feed the

- emergency lights
- alarm devices
- intercom system

On changeover to the standby generators, the circuit of the lift systems shall ensure operation of:

- lighting of cars
- ventilation of cars

alarm devices & intercom system





AUTOMATIC EMERGENCY LOWERING DEVICE

A battery device shall be installed on each lift to move the lift car to the nearest floor on failure of power supply. This emergency operation shall be done at low speed, with all safety functions operational and the doors opened automatically. Resetting of this feature shall be made automatically when power supply is restored.

DOORS

The door construction is to be such that an electric-eye safety device (full height light curtain) is mounted on the leading edge. Car landing doors shall have a minimum 30 min fire rating.

The dwell-times of the doors shall be separately adjustable for various car-calls, landing calls, loading/unloading, and at the main lobby. The doors shall have a pre-opening feature.

The door drives shall be of high speed variable speed variable frequency controlled type with adjustable door opening & closing times as specified.

Through advanced door opening feature, doors shall open up to 0.6m within door zone (0.2m above floor level as per EN81).

Landing and car doors for goods lift shall be of the construction as indicated in the Particular Specification and/or Equipment Schedule and shall be one of the following constructions:-

(1) Manually operated, horizontally sliding doors

The doors shall be of stainless steel construction, robust for goods lift use.

(2) Power operated, automatic, horizontally sliding doors

The doors shall be multi-panel of stainless steel construction, similar to those for passenger lifts, but strong enough for goods lift use. A timer shall be incorporated in the door opening circuitry to function as follows. Whenever the "DOOR OPEN" button on the car control panel is pressed, the doors shall remain open for a pre-set period of time, adjustable by the timer between 2 and 10 minutes. By the end of the period, a buzzer shall sound prior to the closing of the doors. Pressing of the "DOOR OPEN" button a second time shall set the timer for another period of time.

However pressing of the "DOOR CLOSE" button on the same control panel shall cause the doors to close immediately. The doors shall not remain open for the pre-set period of time, but operate normally, unless the "DOOR OPEN" button is pressed.

An instruction, in English engraved on a 1.5 mm thick stainless steel plate notifying the user of the facility, shall be displayed conspicuously adjacent to the car control panel.

NOISE

As specified elsewhere, door, in-car, and in-lobby noise shall be measured with a precision-grade sound-level meter set to 'fast' response.





For the machine room noise information/measurements shall be made available by the Contractor as follows:

Noise level information shall be made available as follows:

- Maximum and average (L50) dBA level over a complete cycle of lift operation
- Maximum levels in each of the eight octave bands centered at 63, 125, 250, 500, 1000, 2000, 4000 and 8000 Hz.

The measurements shall be made with a precision grade sound level meter fitted with an octave band filter set. The positions at which measurements are made should be noted on a drawing showing the principal noise-producing elements of the lift machinery. No measurements should be closer than 1 m from any wall or floor surface. All measurements should be made using the 'fast' meter response.

INTERCOM

Two way multi-lift Intercom facilities shall be provided as per EN 81-28 & EN 81-21.

It shall be powered by the emergency battery supply which shall be provided by the Contractor for all passenger and goods lifts, between the lift car and the lift top & machine space / room, and between the lift car and the building management office or the security office as the case may be. The intercom system shall comprise a 2-way speaker in each lift car station and master control station for all lifts located in the Security Room in Building.

A repeater master station with 2-way speaker shall also be provided in the Fire Command Centre in Utility Building as well as Security Command Center in CEPH Building. The master control station shall have the following facilities:

- a) A 2-way speaker to allow communication between lift cars and the master control stations;
- b) A master switch to allow simultaneous communication between the master control stations and all lift cars; and
- c) Selective switches of to allow communication between any master control station and each lift car, one at a time.

The conduit/trunking facilities outside the lift machine room and lift well to the building management office or the caretaker's office will be provided by the lift Contractor as well as all cabling shall be carried out by the lift Contractor with 120min fire resistant cable (PH 120) to BS/EN standards.

SAFETY SIGNS & WARNING NOTICES

Safety signs and warning notices shall be provided on access to the lift well, pit machine room, etc., in accordance with the EN 81. Emergency instructions shall be posted in the machine room, including hand-winding release procedure.





ELECTRICAL INSTALLATIONS

Work is to be generally carried out as per IEE/UK Wiring Regulations (BS 7671)

All wiring shall be run in 16 SWG galvanised steel trunking or heavy-gauge enamelled steel conduit. Factory made fittings shall be used for all bends and sets in trunking runs and cable supports shall be used to take the weight of cables in vertical runs. Wherever possible, bends and sets in conduit shall be made on site using a bending machine. Where trunking is laid in the floor, heavy duty covers shall be installed flush with the floor finish

Plastic-coated metal flexible conduits shall be used where the equipment is to be capable of adjustment and where site conditions preclude the use of solid conduit.

All equipment shall be earthed with CPC as per requirements laid down in latest IEE Regulations, and continuity of conduit and trunking runs is not to be relied on for earthing purposes.

The Contractor shall provide the distribution boards complete with the required quantities and sizes of moulded-case circuit-breakers (for main circuits, control circuits, lighting circuits, etc.). Additionally, sufficient protective devices (transient-voltage suppressors, voltage stabilizers, etc.) shall be provided to protect against all voltage supply transients, aberrations, and deviations.

All motors (main drive, door drive, etc.,) shall be protected against short-circuits, overload (with thermal relays, PTC thermistors, and current-time protection), phase-reversal, under-voltage, earth-faults, etc.

The drive controllers shall be fitted with filter-circuits and suppression kits to reduce harmonic mains distortion (IEC555/82) and radio interference (EN55011/91) to acceptable levels.

Identification ferrules/numbers shall be installed on all wiring, cables, terminals & inter-connections. These identification numbers shall correspond to the numbers on the wiring and schematic diagrams.

Only main feeder shall be made available at machine space by others. All other cabling and raceway to be provided by lift contractor

The machine space/and lift well lighting, socket & ventilation, shall be done by Contractor.

SUPPORTING FRAME FOR GOODS LIFT

The bottom-supporting frame for car body shall be made of hot-dip galvanized mild steel.

CONSTRUCTION OF GOODS LIFT CAR

Unless otherwise specified, the complete enclosure of the lift car shall be constructed in stainless steel and as detailed below: -

(1) Car walls

All car wall panels shall be of 1.5 mm thick stainless steel sheet. The side and rear wall panels shall each be provided with three-equally-spaced full length lateral protective oak battens of 200 mm wide by 25 mm





thick. The surface of the wood battens shall be covered with 1.0 mm thick stainless steel sheet fixed by stainless steel screws. The top battens shall be fixed at a height of 1100 mm above finished car floor level.

(2) Car roof

The car roof shall be of 1.5 mm minimum thickness stainless steel sheet. It shall be able to support the weight of two persons, i.e. to withstand a vertical force of 2000N at any position without causing permanent deformation. Ceiling lights shall be of recessed type and be protected by stainless steel metal bars.

A recessed ceiling fan complete with heavy duty metal diffuser and capable of providing 20 air changes per hour in the car shall be provided. The fan when running shall have a noise level not greater than 58 dBA measured at a distance of 1 m from the fan. The internal clear height of the car shall be not less than 2.5 meters.

(3) Car floor

The car floor shall be constructed of stainless steel plate with 2 mm high multi-grip non-slip pattern, making a total thickness of 5 mm. The floor construction shall be in the form of a metal drain pan, the rear and side edges shall be folded up by 100 mm from the floor to form the drain pan. All joints and the corners of the pan shall be welded to prevent water leakage. The finished car floor level shall be made to fall to a drain outlet located at a rear corners position. A stainless steel drain water storage tank of not less than 0.035 m³ holding capacity shall be provided at a suitable location under the drain pan to collect water from the drain outlet. The tank shall be completed with a mechanically operated automatic emptying device.

(4) Control and indication

Car control buttons shall be of vandal resistant stainless steel push button type. Position indicators shall be of vandal resistant type with stainless steel protected pressel held rigid in a chromium plated solid bezel that is secured by nuts to the threaded studs welded to the back of the faceplate. The faceplates shall have tamper-proof fixings. Legends shall be etched into the stainless steel face in black 13 mm high characters and the indication of floor shall be by means of illumination of not less than 4 LED units with relays producing a halo of red light between the pressel and bezel.





2. TESTING, COMMISSIONING AND MAINTENANCE

TESTING AND COMMISSIONING

ADJUSTMENTS, PERFORMANCE TESTS AND COMMISSIONING

The Contractor shall commission the installation and carry out complete performance tests for all equipment and systems installed by him, making all necessary adjustments including setting all controls and checking the operation of all protective and safety devices in accordance with the manufacturers' instructions, the requirements of the statutory rules and regulations and to the satisfaction of the Supervising Officer. Prior to any tests, the Contractor shall submit detailed procedures and a programme for testing and commissioning to the Supervising Officer for approval.

LABOUR AND MATERIALS

The Contractor shall employ a Experienced Lift Engineer registered with PEC to undertake examination, testing and commissioning of the complete installation. All labour, materials, tools and instrument necessary for carrying out the work shall be provided by the Contractor.

The Contractor will arrange the necessary electricity supply and shall coordinate with and to inform the Building Contractor his requirements.

TESTING

The tests and examination undertaken by the Registered Lift Engineer shall include those specified in the Code of Practice on the Design and Construction of Lifts, the Code of Practice for Lift Works and those recommended by the lift manufacturer. The relevant forms/certificates as required by the Lifts (Safety) Ordinance shall be signed and submitted by the Registered Lift Engineer to the Supervising Officer on completion of the lift installation.

Test and examination certificates for Lifts Installation shall be submitted together with the relevant statutory forms upon completion of the installation.

Tests which purely demonstrate the performance characteristics of the lift shall be performed in the presence of the Supervising Officer or his/her Representative at the acceptance of the installation.

All instruments used in the testing and commissioning shall be calibrated as required. The period between calibration and testing shall not exceed the calibration period as recommended by the instrument manufacturer or twelve (12) months whichever is shorter.

At the end of the period of free maintenance as defined in Section 3.2 hereinafter, a thorough test shall be carried out by the Contractor and any defects found shall be rectified by the Contractor without charge to the Employer.





MAINTENANCE DURING PERIOD OF FREE MAINTENANCE

FREE MAINTENANCE

The Contractor shall, in addition to his obligations under the General Conditions of Contract, furnish maintenance free of charge for the entire installation for the whole Maintenance Period following the certified date of completion of the Contract. The extent of work required to be carried out is as follows:-

Planned maintenance

- (1) To be responsible for any repairs necessary to maintain the installation in good and safe working order at all times.
- (2) To dispatch competent workers once weekly during normal working hours to maintain each lift in accordance with Appendix A – Maintenance Schedule for Electric Passenger Lifts.
- (3) To supply all lubricants, cleaning materials, rope preservatives etc.
- (4) Replace all burnt out lamp bulbs/tubes with bulbs/tubes of correct rating.
- (5) To provide, repair or replace at no additional cost to the Employer such mechanical and electrical parts of the installation necessary for the safe and normal operation of the installation.
- (6) Supplier/Contractor shall provide Operating & Maintenance manual to the Employer.

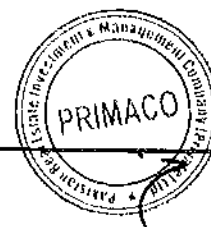
Emergency maintenance

- (1) To provide a 'call-out' service during and outside normal working hours to carry out emergency maintenance by competent workers.
- (2) To attend to any breakdowns reported to him by telephone (or other means) with the utmost effort and in no circumstances attendance to the breakdown shall exceed 60 minutes after the call is received. The Contractor's performance in this aspect will be reflected in the Contractor's Performance Appraisal Report for the Contract.

Statutory examination and testing.

- (1) To carry out the periodic examination and periodic testing of the safety equipment as stated in the Lifts (Safety) Ordinance and to provide such copies of the test certificates, duly signed by a Registered Lift Engineer.
- (2) Provided always that any renewals or repairs necessitated by reason of negligence or misuse of the equipment by others or by reason of any other cause beyond the Contractor's control with the exception of normal wear and tear, these works shall be carried out by the Contractor, if so required by the Employer, at an additional cost to be negotiated by both parties.

All works under this maintenance provision shall be performed by the Contractor's directly employed competent workers under the supervision of the Contractor.





The Contractor shall at his own expense, make all suitable arrangements to avoid damage to the installations and works provided by others.

FAULTS AND REPAIRS TO BE REPORTED AND RECORDED

A report in duplicate shall be sent to the Supervising Officer immediately following a major repair, or repeated breakdowns of service due to system or equipment fault of similar nature, or as and when required by the Supervising Officer.

The report shall include the cause necessitating such a repair, the reason of such a breakdown of service, the time and date that the repair carried out, the remedial actions taken, and the time and date that normal service is resumed. A list of equipment replaced shall also be attached to the report.

Reports on routine visits are not required to be sent to the Supervising Officer except where it is necessary to draw the attention of the Supervising Officer to the defects that could not be rectified during the routine visit. Each routine or callout visit shall be recorded on a logbook provided by the Employer. This logbook shall be retained in the lift machine room, or a location designated by the Supervising Officer. The format of the logbook is as shown in Appendix C.

Instructions, as shown in Appendix C, for filling the logbook are provided inside the logbook.

MAINTENANCE SCHEDULES

The Contractor shall carry out periodic inspections, tests, repairs, adjustments and maintenance of the installation during the Maintenance Period as stipulated in Appendix A, and Appendix B.





3. SPECIAL PROVISIONS

DRAWING

The Contractor shall provide Electrical, Mechanical and Construction drawings of Elevator to the Consultant/Engineer along with bidding documents. The drawings must be prepared keeping the dimensions shown on the architectural and mechanical drawings in mind.

SPARE PARTS

The Contractor shall provide spare parts required for first two-year smooth operation of Elevator e.g. Door Invertor, LOP's, COP's, Invertor and ARD Cards.

TEST CERTIFICATES AND REPORTS

The Contractor shall provide copies of all test certificates/reports including the following:

- (i) Test Certificates of critical materials
- (ii) Factory test reports
- (iii) Pre-shipment test report
- (iv) Report of testing & commissioning of equipment

PRE-SHIPMENT INSPECTION/THIRD PARTY INSPECTION

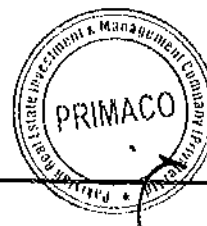
Equipment to be supplied under this Contract shall be subject to inspection and testing by one representative of Employer and one representative of Engineer at its point of original manufacture or final shop assembly before its packing dispatch to site. The Contractor shall make necessary arrangements and provide all the facilities required for the representatives of Employer and Engineer for conducting such inspection, at Contractor's cost. The cost of travel including overseas travel, arranging of Visas, boarding and lodging of representatives of Employer's and Engineer's shall be the responsibility of the Contractor.

The Contractor shall submit tests procedures for approval of Engineer well in advance to the set date of pre-shipment inspection.

OR

All equipment to be supplied under this Contract shall be subject to inspection and testing by third party of international reputation and experience in elevators approved by the Engineer at its point of original manufacture or final shop assembly before its dispatch to site.

The Contractor shall submit tests procedures and results for approval of Engineer. The Contractor shall give at least three (03) weeks' notice to the Employer/ Engineer for approval of such inspections/ tests.





TRAINING

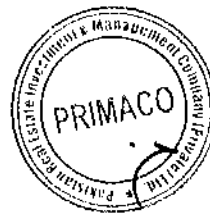
The Contractor shall also provide free training to the staff of Employer regarding operation and maintenance of the equipment at least for three months after completion of its maintenance period. This training shall cover all aspects of the operation and maintenance of the plant/equipment and shall ensure that the trainee is provided with at least the necessary fundamentals required for the safe and efficient operation of the plant/equipment in question.

GUARANTEE

The Contractor shall submit two copies of written guarantee that the material and workmanship of the equipment installed is according to recognized international standards and conform to all contractual requirements of this specification.

During the last month of the guarantee period, the Contractor shall demonstrate to the Engineer that all equipment and accessories are operating to the required specifications. The guarantee period shall be three year after final commissioning.

In case if equipment remains out of order for more than 10 days or more, guarantee/maintenance period will be extended accordingly.





1.1. APPENDIX A

MAINTENANCE SCHEDULE FOR ELECTRIC PASSENGER AND GOODS LIFTS

Schedule of Job Frequency (Weekly)

- (a) Top up lift machine gearbox and lubricate bearings.
- (b) Check brake for correct mechanical action. Ensure linings and drums are free from oil or grease. See Note 1
- (c) Clean over speed governor and lubricate.
- (d) Inspect bearings of drums, sheaves and pulleys' Lubricate.
- (e) Inspect motor/generator/exciter commutators and slip rings operating under working conditions and stationary. Lubricate bearings.
- (f) Clean, inspect and adjust controller contacts, interlocks and dashpots. Lubricate. Observe and adjust operation sequence and timing of contactors.
- (g) Clean floor selector, check action and adjust. Lubricate drive gear.
- (h) Top up counterweight guide shoes lubricators.
- (i) Clean up lift well as necessary. Clean pit. Inspect condition of lift well enclosure.
- (j) Clean guides and lubricate where applicable.
- (k) Check limit switches, direction switches and their operating devices. Ensure rollers and spindles are free to rotate. Lubricate.
- (l) Inspect car exterior and clean car top. Top up car guide shoe lubricators. Inspect tensioning devices for correct adjustment. Clean and inspect door operating gear and check for oil leaks. Lubricate.
- (m) Check door locks for safe operation. Ensure rollers and spindles are free to rotate. Lubricate. See Note No. 2.
- (n) Check that car and landing doors operate freely and bottom tracks are clear of debris.
- (o) Ride in car, observe and record irregularities in starting, stopping and general running.
- (p) Check for correct operation: - Car controls, car door switches, door re-opening device, emergency stop, alarm bell and intercom system. Inspect condition of car interior and floor covering. Observe levelling accuracy.

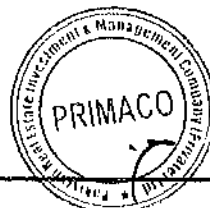




(q) Test operation of landing buttons, indicators, and fireman switch.

Schedule of Job Frequency (Monthly)

- (a) Inspect lift machine gearing and bearings. Ensure keys and fixing bolts are secure.
- (b) Inspect brake coupling and linings for wear. See that keys and fixing bolts are secure. Check that brake release gear and hand winding wheel are readily available.
- (c) Check drums, sheaves and pulleys for visible cracks, ensure keys and fixing bolts are secure. Inspect bearings and sheave grooves. See Note No. 3.
- (d) Check condition of wire ropes. Ensure suspension ropes are evenly tensioned. See Note No. 4.
- (e) Inspect over speed governor for wear. Ensure keys and fixing bolts are secure.
- (f) Extract dust from interiors of motors and generators. Inspect bearings, ensure fixing bolts are secure.
- (g) Inspect floor selector bearings. Check connections and flexes. Inspect driving rope, tape or chain for wear and correct tension.
- (h) Inspect and operate by hand the slack rope switch, safety-gear switch, broken tape or rope switch and over speed governor switch.
- (i) Inspect guides for wear and ensure fixings are secure.
- (j) Check counterweight clearances for rope stretch. Inspect rope equaliser. Ensure main tie bolts are secure. Inspect guide shoes for wear and "float". Ensure filler weights are properly positioned and secure. Check safety-gear for guide clearance and free movement.
- (k) Open, clean and inspect limit switches, direction switches. Inspect fixed ramps and inductor plates.
- (l) Ensure spring buffers are secure. Clean oil buffers and top up. Check for oil leaks.
- (m) Inspect conditions of landing and car sill nosings and check car clearance. Inspect lock beaks, door rollers and spindles for wear. Inspect door inter-connecting wires or chains for wear and correct tension.
- (n) Ensure car frame bolts are secure. Check guide shoes for minimum "float". Ensure car body is secure in frame. Check safety-gear for guide clearance and free movement. Check tension of safety rope. Inspect door operating mechanism for wear and ensure driving sprockets, keys and fixing bolts are secure. Ensure that the "pick-up" between car and landing doors is correctly aligned. See Note 5.



(o) Open, clean and inspect car controls, floor switches, door switches. Check action of emergency opening and movable floor. Inspect car lighting.

(p) Inspect travelling cables and their anchorages

(q) Open, clean and inspect landing button boxes and ensure that they and any indicator boxes are securely fixed.

Schedule of Job Frequency (Three Monthly)

(a) Open, clean and inspect landing door locks. See Notes No. 6.

(b) Carry out electrical load test on emergency lighting, batteries and battery charger for a period of 1 hour.

NOTES TO APPENDIX - A

The attention of all personnel engaged on lift maintenance services is drawn to the need for the proper observance of all safety rules, regulations and statutory requirements. It is essential that all apparatuses are rendered, and kept, safe during servicing operations. Protective clothing and other safeguards shall be worn or used by the maintenance personnel. All defects in tools, steps, ladders and other items are to be reported immediately and the equipment shall not be used until the fault is rectified.

The lubricants used shall be of the brands and grades recommended by the component manufacturer or their approved equivalents. Ensure adequate lubrication, but avoid excessive. Spillage shall be wiped off. Oily rags or waste shall be removed. The following items are general guidance for the proper maintenance of the lift installation. These items are by no means exhaustive. The maintenance personnel shall follow all instructions and guideline as recommended by their relevant manufacturer.

1. A brake operating solenoid shall be adjusted to the shortest stroke that will expand the brake bands equally with minimum clearance, consistent with free running of the brake drum.

2. It is essential that a lift will not operate with a car or landing door open, and that landing doors are kept locked except when a car is standing at that floor.

3. (a) Wear on rope grooves of sheaves shall not be such as to cause rope slip.

(b) All grooves must be equal, i.e. all ropes shall sit to the same depth. Sheave grooves shall only be allowed to be re-cut once to satisfy the above conditions.

4. Wire ropes should be renewed when any one of the following conditions exists:

(a) The visible number of broken wires in any length of eight diameters exceeds 10% of the total number



of wires in the rope.

- (b) Where undue stretching occurs after the initial stretch has taken place.
- (c) There is corrosion/rust.
- (d) There is birdcaging of strands.
- (e) The rope has been damaged.
- (f) The rope is more than six years old.

Wire ropes are well lubricated during manufacture and have a certain amount of reservoir lubricant. If no lubricant is apparent in the interstices between wires, apply a thin coating of a dressing recommended by the rope maker, or approved equivalent, i.e. an acid-free grade material such as petroleum jelly.

5. Where a power limiting device is incorporated in the door operating mechanism, it shall, when a door is obstructed, clear of the safety edge, operate at a force not exceeding 150N.

6. Door locks are to be examined internally at least once every six months (except if fitted with transparent covers, permitting observation of working parts and no defects are apparent). The opening up and internal examinations are to be carried out in sequence and spread evenly over the period.

Remarks : The word "Door" in the Schedule means any sliding or hinged part which gives access to the car or liftwell enclosure.





1.2. APPENDIX - B

LOG SHEET TEMPLATE

(1) CONTRACTOR CALL-OUT		(2) ARRIVED ON SITE		(3) TYPE OF SERVICE		(4) PLANT IDENTITY	(5) WORKS DONE/PARTS REPLACED	(6) SERVICE RESUMED		(7) MECHANIC'S NAME AND SIGNATURE	(8) REMARK
DATE	TIME	DATE	TIME	EMERGENCY	ROUTINE			DATE	TIME		

Notes on Entry of Logbook

Column 1 Date and time at which call-out is received by Contractor.

Column 2 Date and time at which mechanic arrived on site.

Column 4 Plant identity, e.g. Lift No. X, compressor motor No. Y, etc.

Column 8 Comment on the cause of any abnormal fault (e.g. vandalism), reason for non-clearance of fault, etc.

