

COMSATS University Islamabad (CUI), Sahiwal Campus



Name of work

PAINT WORKS AT MANAGEMENT SCIENCES DEPARTMENT

Bid cost

(to be filled by the contractor)

Time for completion

30-days

Issued to

(Name of the contractor)

Signature

Signature of issuing
Officer with stamp

Dated

Official stamp

Tender Documents

General conditions of contract

September 2025

Stamp & signature of client

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Stamp & signature of contractor



COMSATS University, Islamabad
Sahiwal campus
COMSATS Road, Off G.T.Road, Sahiwal
Tel: 040-4305001-7 Web: www.cuisahiwal.edu.pk

Invitation to Bid

(Tender No. CUI/SWL/WD/FY 25-26/1281)

Paint works at Management Sciences Department

COMSATS University Islamabad, Sahiwal Campus, a public sector organization invites bids through e-Pak Acquisition & Disposal System (EPADS) <https://eprocure.gov.pk> from the reputed firms/Contractors registered with Pakistan Engineering Council in category C-6 or above having expertise in building work and registered with Income tax and Sales tax Departments and who are also on Active Tax Payers List (ATL) of FBR for the work titled **“Paint works at Management Sciences Department”**.

1. The procedure of open competitive bidding is **Single Stage-single Envelope**.
2. The complete Tendering process will be carried out through e-Pak Acquisition & Disposal System (EPADS) <https://eprocure.gov.pk>.
3. Interested bidders are requested to register themselves on the e-Pak Acquisition & Disposal System (EPADS) <https://eprocure.gov.pk/#/supplier/registration> and submit their tender documents through the EPADS.
4. The Bid Security for the Bid is **Rs. 30,200/-** in the form of Call Deposit/Bank Draft (refundable) drawn in favor of “COMSATS University Islamabad” (FTN/NTN: 9013701- 9); scanned copy of which is required to be uploaded through EPADS and hard copy must be submitted physically along with hard-copy of sealed bidding document on the closing date of the tender to COMSATS University Islamabad on the address given below.
5. The tender documents must be submitted via **EPADS** latest by **October 16, 2025 till 1100 hrs.** Bids will be opened at 1130 hours on the same day, in the presence of bidders / bidder’s representatives who choose to attend at the same address. This advertisement is also available on the PPRA website at www.ppra.org.pk and on the Campus Website at <https://sahiwal.comsats.edu.pk/Procurement/Tenders.aspx>

Engr. Balal Rafiq
In-charge Works
040-4305004
0333-4074105

General Conditions of the Contract

- 1.1- Tenders along with all the relevant documents shall be submitted in a sealed envelope, bearing the name of the work on top and the name of the tenderer at the bottom on left side.
- 1.2- The bidder or his representatives are advised to inspect the site of work before submission of bid
- 1.3- All entries in the tender documents shall be made with ink without any erasure, cutting and overwriting. In case of unavoidable reasons all cuttings and overwriting shall be duly signed by the contractor.
- 1.4- All items rates shall be written both in figures and words. Similarly, the bid price shall also be written clearly in figures as well as in words.
- 1.5- The tender rates should be inclusive of all taxes and duties, payable to Government on local bodies and COMSATS University Islamabad (CUI), Sahiwal Campus will not entertain any claim on this account.
- 1.6- “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 conditions thereto or deductions there from, as may be made under the provisions hereinafter contained and remedying of any defects therein in accordance with the provisions of the Contract.
- 1.7- “Schedule of Prices” means the completed and prices Schedule of prices, or any part or individual schedule thereof, submitted by the contractor with the Tender or revised and mutually agreed and forming a part of the Contract documents.

- 1.8- It must be clearly understood by the contractor that no claim on account of market fluctuation will be entertained during the currency of this contract for any item of work included in the bill of quantities attached to the Agreement. In other words, it may be clearly understood that no request for escalation of rates will be entertained.
- 1.9- Earnest money equivalent to 2% of the bid price must be submitted in form of pay order or bank draft from the scheduled bank of Pakistan in the favour of COMSATS University Islamabad (CUI), Sahiwal Campus.
- 1.10- Once COMSATS University Islamabad (CUI), Sahiwal Campus finalizes the award of contract, the pay order/bank draft submitted by unsuccessful bidders will be returned to them.
- 1.11- Conditional tenders will not be accepted.
- 1.12- COMSATS University Islamabad (CUI), Sahiwal Campus reserves the right to reject any or all tenders or to accept any tender without assigning any reason and is not bound to accept the lowest tender.
- 1.13- The successful tender will have to execute a contract agreement / work order with the CUI, on stamp paper.
- 1.14- The contractor shall mobilize and arrange all materials, labour, T&P etc. immediately on award of work and signing of Contract Agreement.
- 1.15- Retention money / security deposit @ 10% of the total work done shall be deducted at the time of making payments to the contractor. This amount shall be refunded to the contractor, after the completion of defects liability period.

- 1.16- Quoted rates shall remain valid till the work is completed.
- 1.17- The scope of work may be increased or decreased by the CUI. No claim on this account shall be entertained.
- 1.18- The contractor shall, in accordance with the Contract, with due care and diligence, complete the Works and / or test and commission the Plant /Works within the time for completion. The contractor shall also provide all necessary Contractor's Equipment, Superintendence, labour all necessary facilities required for work(s).
- 1.19- If the progress of work is found not commensurate with the stipulated contract period, the contractor shall be liable to pay as compensation an amount equal to 0.05% percent of the contract price for each day of delay subject to a maximum compensation / penalty equal to ten percent (10%) of the contract price.
- 1.20- Time shall be deemed as essence of the contract. In case of failure of the contractor to complete the work in tie or in case of his abandonment of the work without any cogent reason, his contract shall be rescinded and his retention money/security deposit forfeited.
- 1.21- In case the contractor desires an extension of contract period, he shall have to justify and elaborate the grounds for the same well in time while submitting his request/ application. The decision of CUI shall be final and binding in this respect.
- 1.22- The contractor shall not sub-let /assign contract or any part of work to another party. In case of sub-letting, the contractor shall be rescinded forthwith and all dues payable to him forfeited without any prejudice.

- 1.23- In case of dispute, the matter shall be referred to the Rector, COMSATS University Islamabad (CUI), whose decision shall be final and binding upon both parties.
- 1.24- The term “Force Majeure” as employed herein shall mean acts of God, strikes, lock-out or other industrial disturbances, acts of public enemy, wars, blockades, insurrection, riots, epidemics, landslides, earthquakes, storms, lightning, floods, washouts, civil disturbances, explosions and any other similar events, not within the control of either party and which by the exercise of due diligence neither Party is able to overcome.
- 1.25- If either Party is temporarily unable by reason of Force Majeure or the laws or regulations of Pakistan to meet any of its obligations under the agreement, and if such Party gives to the other Party written notice of the event with fifteen (15) days after its occurrence, such obligations of the Party, as it is unable to perform by reason of the event, shall be suspended for as long as the inability continues. Neither party shall be liable to the other Party for loss or damage sustained by such other Party arising from any event referred to as Force Majeure or delays arising from such event. Force Majeure shall not include insufficiency of funds or failure to make any payment required under the Agreement.

Special Conditions

- 2.1- 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.
- 2.2- 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.

- 2.3- 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 obligation, the Contract shall be deemed to remain in force.
- 2.4- 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 Employer or his representative, too slow to comply with the Time for Completion, the Employer or his representative shall so notify the Contractor who shall thereupon take such steps as are necessary, subject to the consent of the Employer or his representative, 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 Employer or his representative under this clause, the Contractor considers that it is necessary to do any work at night or on locally organized days of rest, he shall be entitled to seek the consent of the Employer or his Representative so to do. Provided that if any steps, taken by the Contractor in meeting his obligations under this clause, involve the Employer in additional supervision costs, such costs shall, after due consultations with the Employer and the contractor, be determined by the Engineer Incharge and shall be recoverable from the Contractor by the Employer, and may be deducted by the Employer from moneys due or to become due to the contractor and the Engineer Incharge shall notify the Contractor accordingly, with a copy to the Employer.
- 2.5- If at any time any payment would fall due for Works or portion of Works and, if there shall be any defect in portion of such Works in respect of which such payment is proposed, the Employer may retain the whole or any portion 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 defects is removed.

- 2.6- 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 agreement and these conditions.
- 2.7- In order to provide for the safety, health and welfare of persons, and for provision of damage of any kind, all operations for the purpose so for in connection with the Contact 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.
- 2.8- If in a opinion of the Engineer Incharge an emergency occurs affecting the safety of life or the works or of adjoining property, the Engineer Incharge may, without recourse to provisions of Clause 2.9 below and without relieving the Contractor of any of his duties and responsibilities under the Contract instruct the Contractor to execute all such work or do all such things as may, in the opinion of the Engineer Incharge, be necessary to abate or reduce the risk. The contractor shall forthwith comply with any such instruction(s) of the Engineer.
- 2.9- The Engineer Incharge shall inform the Employer within reasonable time the nature of emergency and the results thereof with supporting documents, which shall from the basis of Variation(s) with the consent of the Employer.

2.10- The Contractor shall report to the Engineer Incharge 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, the Engineer Incharge immediately by the quickest available means.

2.11-

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| 1. | Amount of earnest money. | 2% (Two Percent) of the bid price) |
| 2. | Form of earnest money | Either a pay order or bank draft from a schedule bank in favour of the CUI Sahiwal Campus. |
| 3. | Earnest Money | a) <u>Successful Tenderer</u>
To be retained as part of retention money
b) <u>Unsuccessful Tenderer</u>
To be returned on signing the agreement by the CUI with successful tenderer but not later than 30 days from the date of opening of tenders. |
| 4. | Time of commencement of work. | Within 07 (seven) days of the client's order to commence the work. |
| 5. | Time of completion of works | 30-days |
| 6. | Period of maintenance | 06 (Six) months from the date of final completion of work |
| 7. | Amount of Liquidated damages for non-completion of works within stipulated time. | 0.05% per day of sum stated in the letter of acceptance. |
| 8. | Limit of Liquidated damages | Upto a maximum of 10% (Ten Percent) of sum stated in the letter of acceptance. |
| 9. | Retention Money | 10% (Ten Percent) of verified amount of running bills/interim payments made to the contractor |
| 10. | Limit of retention money | 10% (Ten percent) of the contract price. |

Stamp & signature of client

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Stamp & signature of contractor

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|-----|----------------------------|--|
| 11. | Release of retention money | Six (06) months after completion of works. |
| 12. | Bid Validity | 60-days |

Specification: -

The work shall be executed under the direction of the Engineer Incharge, and for all items of work, Pak PWD specification shall be followed in letter and spirit.

Mode of payment: -

All payments shall be made on the basis of physical measurement of each item of work as per unit rates quoted by the contractor and approved by the Employer for the respective items in the "Bill of Quantities"

Recoveries: -

- | | | |
|----|------------------------|--|
| 1. | Retention Money | 10% on every running bill, which will be released after six (06) month after the date of completion. |
| 2. | Income Tax | as notified by the FBR time to time |
| 3. | Punjab Sales Tax (PST) | 16% on every running bill |

Bill of Quantities

Civil work

Sr.	Description	Unit	Qty:	Rate	Amount
1	Providing and applying of Plastic emulsion paint (3-coat) on old surface after scraping base filling 1 coat complete in all respect and as approved by the Engineer Incharge (ICI, Nippon, Diamond, Burger Paint). The cleaning of adjoining surfaces after completion of work is the responsibility of the contractor.	P. Sft	18832		
2	Providing and applying enamel paint on old surface (02-coat) after scraping old surface complete in all respect and as approved by the Engineer Incharge. The cleaning of adjoining surfaces after completion of work is the responsibility of the contractor.	P. Sft	14262		
3	Providing and applying weather shield on old surface (02-coat) after scraping old i/c primer coat complete in all respect and as approved by the Engineer Incharge. The cleaning of adjoining surfaces after completion of work is the responsibility of the contractor.	P. Sft	13299		
Total					
Add 16% PST					
Grand Total					

In Words _____

FORM OF CONTRACT AGREEMENT

THIS CONTRACT AGREEMENT (hereinafter called the "Agreement") made on the _____ day of _____ (month) 20____ 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 witnessed 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) Special Stipulations (Appendix-A to Bid);
 - (e) The Particular Conditions of Contract – Part II;
 - (f) The General Conditions – Part I;
 - (g) The priced Bill of Quantities (Appendix-D to Bid);
 - (h) The completed Appendices to Bid (B, C, E to L);
 - (i) The Drawings;
 - (j) The Specifications.
 - (k) _____ (any other)
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 Agreement to be executed on the day, month and year first before written in accordance with their respective laws.

Signature of the Contactor

(Seal)

Signature of Employer

(Seal)

Signed, Sealed and Delivered in the presence of:

Witness:

(Name, Title and Address)

Witness:

(Name, Title and Address)