

TENDER NOTICE NO. 04 / 2025-26 DATED.
FOR REPAIR & RENOVATION WORK OF RESIDENTIAL BUILDING.

Inland Revenue Service Academy, Lahore invites electronic bids in accordance with the Public Procurement Rules 2004, from experienced and reputable Companies / Contractors / Firms /AOP's/Individuals having valid registration with tax and other relevant authorities, for Repair & Renovation work of Inland Revenue Service Academy, Lahore (Exterior and Interior) **on least cost basis through “single stage-one envelope procedure”** under Rule 36(a) of PPRA Rules, 2004. The firms submitting their bids must be appearing on Active Taxpayers List of Income Tax & Sales Tax issued by the Federal Board of Revenue, Government of Pakistan and shall be regular Sales Tax return filer.

TERMS & CONDITIONS

1. Electronic bidding documents as per regulations, containing detailed terms and conditions, specifications and requirements etc. are available for the registered bidders on EPADS at www.eprocure.gov.pk as well as FBR's Website www.fbr.gov.pk
2. Applications should be submitted electronically only through EPADS. Manual submission of applications is not allowed.
3. The electronic bids must be submitted by using EPADS on or before **26.03.2026 at 11:00 AM which will be opened on the same day at 11.30 AM in Inland Revenue Service Academy, Lahore through EPADS.** All interested bidders must register themselves at EPADS at <http://eprocure.gov.pk>
4. Applications, which are incomplete/not signed & stamped / late or submitted by other than specified mode, will be rejected. The contract will be awarded to the most advantageous bid.
5. All/any payment(s) will be made as per available/released budget and through AGPR, Sub Office, Lahore.
6. The jobs/work order must be accomplished with the time line specified in the work order and in accordance with to specifications as describes in tender documents (Annex-B) and as approved by the Purchase Committee.
7. Tender must be accompanied by a Bank Draft / Pay Order in favour of Director General Inland Revenue Service Academy, Lahore as earnest money/bid security (Refundable), otherwise Bid shall be rejected. The Bid Security (in the shape of Pay Order/ Demand Draft) must be submitted in hard to the office before the bid opening in sealed envelope.
8. Bidders will participate in whole tender. Rate of each job (serial number-wise complete in all respect) as per description mentioned in Annex-B should be quoted separately. In complete/partial bids / offers will not be considered, in any case.
9. Rates must be quoted inclusive of all applicable government duties & taxes in Pak Rupees.
10. Rates must be quoted including all charges like material, accessories, machinery & tools used for repair & renovation work, travelling & transportation required for the work, dismantling, removing of waste material and cleaning the work site on daily basis etc.
11. Area will be measured as per actual work done verified by the Committee. The payment will be made as per actual measurement of works done at site.
12. The quoted rates provided by the bidder will be applicable up to **30.06.2026.**
13. Additional detail regarding the tender can be obtained from the Caretaker Office, Inland Revenue Service Academy, Lahore, during the office hours.
14. Income Tax/Withholding Tax, Sales Tax & PRA (if applicable) will be deducted in accordance with the law.
15. The procuring agency reserves the right to accept or reject all bids/proposal in accordance with Rule 33(1) of PPRA Rules, 2004.
16. The successful bidder upon award of contract/work order will be required to furnish 10% of the total tender value as “Performance Guarantee” in the shape of Pay Order/Bank Guarantee of the equivalent amount.
17. The Tender Notice and Tender Documents can also be viewed on EPADS at www.eprocure.gov.pk PPRA website www.ppra.org.pk and FBR website www.fbr.gov.pk

Note: Notification of the Grievance Redressal Committee (GRC) constituted in terms of Rule-48 of PPRA Rules, 2004 is provided on EPADS at www.eprocure.gov.pk

(MUHAMMAD ASIF)
Member
Procurement Committee

TENDER DOCUMENTS

REPAIR & RENOVATION WORK OF RESIDENTIAL BUILDING

BID SUBMISSION DATE on or before **26.06.2026** at 11.00 am

No. Tender/IRSA/25-26

Dated:

SUBJECT: TENDER FOR REPAIR & RENOVATION WORK OF RESIDENTIAL BUILDING OF INLAND REVENUE SERVICE ACADEMY, LAHORE.

Organization Name	Inland Revenue Service Academy, Lahore.
Address	Satluj Block Allama Iqbal Town Lahore.
FBR-FTN	9011301-2
Tele No.	99260360
Fax No.	99260346
Tender document No.	04 / 2025-26

Description & Instructions:

The Director General Inland Revenue Service Academy, Lahore (hereinafter called Inland Revenue Service Academy, Lahore / Purchaser invites tenders only through EPADS for the Repair & Renovation Work of Residential Building of Inland Revenue Service Academy, Lahore as per detail given in Schedule of Requirement (Annex-B): -

- 1) If you have doubt as to the meaning of any portion of the specifications or other terms and conditions you may seek clarification from Mr. Muhammad Asif, Drawing & Disbursing Officer, 042-99260360.
- 2) The Director General Inland Revenue Service Academy, Lahore reserves the right to reject all bids at any time prior to award of Contract (s) without thereby incurring any liability to the affected bidder or bidders or any obligation to inform the affected bidder or of the grounds for Director General's action.
- 3) Income / Withholding Taxes will be deducted in accordance with the law. The Sales Tax shall also be deducted in accordance with the law.

4) DELIVERY SCHEDULE:

The Repair & Renovation work of Residential Building of Inland Revenue Service Academy, Lahore mentioned in Schedule of Requirement Annexure "B" is required to be completed within the stipulated time frame after award of the contract to successful bidders.

5) PENALTY:

In case of failure to comply with the completion schedule of Work Order to be issued against this tender document, penalty will be imposed on defaulting Supplier as under:

- 5.1 1% of the cost of entire work order of such work order as remains un-completed for every day up to maximum of 5% for 10 days exceeding the supply period.
 - 5.2 If the Repair & Renovation work of Residential Building of Inland Revenue Service Academy, Lahore are not completed even after payment of penalty for 10 consecutive days the Director General, Inland Revenue Service Academy, Lahore reserves the right to cancel the work order and to complete required Repair & Renovation work elsewhere at the risk and cost of the defaulting bidder.
- 6) Quoted Rates must be inclusive of all applicable government duties & taxes in Pak Rupees.

- 7) Rates must be quoted including all charges like material, accessories, machinery & tools used for repair & renovation work, travelling & transportation required for the work, dismantling, removing of waste material and cleaning the work site.
- 8) Bidding Form Annexure “A” must also be duly filled in, stamped and signed by authorized representative of the bidder.
- 9) Quoted rates shall be valid up to **30.06.2026** from the opening date of the bid. However, any subsequent change in taxes and duties as notified by Federal Board of Revenue will be given due consideration.
- 10) **BID SECURITY:**
 - 10.1 The Bidder shall furnish as part of his bid, a call deposit / Pay Order (Refundable bid security) Earnest Money equal to 2% of the total value of bid is enclosed in proposal.
 - 10.2 The bid security is furnished for each lot in Pak Rupees in the shape of Pay Order / Demand Draft in favor of Director General Inland Revenue Service Academy, Lahore.
 - 10.3 The Bid Security (in the shape of Pay Order/ Demand Draft) must be submitted in hard to the office before the bid opening in sealed envelope.
 - 10.4 Any bid not accompanied by Earnest Money shall be rejected without any right of appeal. In case of cancellation of Purchase Order as default of the Supplier the earnest money shall be forfeited in favour of Director General Inland Revenue Service Academy, Lahore.
 - 10.5 Unsuccessful bidder’s Bid Security shall be returned after announcement of the successful bidders.
 - 10.6 The successful bidder upon award of contract/work order will be required to furnish 10% of the total tender value as “Performance Guarantee” in the shape of Pay Order/Bank Guarantee of the equivalent amount.
- 11) **WARNING:**

There will be no compromise on quantity, quality, originality and required specifications / measurements. So, mention clearly brand name, quantity, quality and original specifications of the product.
- 12) **PAYMENT:**

100% payment of the total value of the bill / work order will be released subject to:

 - 12.1 The payment will be made as per actual measurement of works done at site.
 - 12.2 Payment will be made on submission of bill in accordance with the terms & conditions mentioned in this tender document.
 - 12.3 The earnest money will be released to the bidder after 30 days of the successful completion of contract / work and best satisfaction by this office.
- 13) **DEADLINE FOR SUBMISSION OF BIDS:**

The electronic bids must be submitted by using EPADS on or before **26.03.2026 at 11:00 AM.**
- 14) **OPENING OF BIDS:**
 - 14.1 The Purchaser will open the bids on the same day at **11:30 AM in Conference Room, Inland Revenue Service Academy, Lahore** through **EPADS** in the presence of bidder / representatives who choose to attend at the below mentioned address.

14.2 Address: Office of the Director General Inland Revenue Service Academy, Lahore.

15) WARRANTY

- 15.1 The Bidder/supplier shall warrant that all Repair & Renovation work of Residential Building of Inland Revenue Service Academy, Lahore work done against the Work Order shall have no defect arising from design, measurement, materials or workmanship or from any act or omission of the Supplier that may develop under normal use of the supplied equipment under the conditions prevailing at final destination.
- 15.2 The bidder / supplier shall warrant/responsible that all repair & renovation work against the work order shall have original, quantity & quality wise and according to the required specification / measurements.

16) Following documents must be submitted along with the bids: -

- 16.1 Company's profile, list of clients with their telephone numbers.
- 16.2 Copies of Income Tax and Sales Tax Registration Certificates.
- 16.3 Copy of Vendor No. issued by the AGPR, Sub Office, Lahore.
- 16.4 Copy of cheque leaf showing IBAN
- 16.5 A call deposit as per S.No.10.1 as Earnest Money in favour of Director General Inland Revenue Service Academy, Lahore.
- 16.6 Brochures and other technical material of the quoted items (if any).
- 16.7 Companies / Contractors / Firms /AOP's/ Individuals will produce capability, relevant experience certificate.
- 16.8 An affidavit on stamp paper of Rs.100/- to the effect that the supplier/company/firm has not been blacklisted by any of the Government Department nor in litigation.
- 16.9 Signature & Stamp of the Bidder on every Page of the Bid is required to be affixed.

(MUHAMMAD ASIF)
Member
Procurement Committee

ANNEX-A

PARTICULARS	DESCRIPTION	ATTACHMENTS (Page Nos. or Annexure Nos.)
Name of the Firm		
Address (Telephone, Fax & E-mail)		
Year of Establishment (Attached any documentary evidence or furnish a statement on Oath)		
Whether Pay Order as Earnest Money equal to 2% of the total value of bid is enclosed in proposal)		
Bankers related to the similar assignments		
Experience related to the similar assignments		
Annual Turnover Supported by Sales or Income Tax Return		
Enlistment Certificate (Copy of Certificate enlisted with Govt. / Semi Govt. or Organization if any)		
Assignments in Hand (Current)		
Clientele attached as separate Annexure (if necessary)		
Affidavit (that the firm has not been blacklisted by private, Govt. Semi Govt./Autonomous body)		
Managerial / Technical Capability (Manpower attach if necessary)		
Name of Contact Person Telephone, Fax & Mobile No.		

ANNEX-B

SCHEDULE OF REQUIREMENT &
FINANCIAL PROPOSAL
FOR REPAIR & RENOVATION
WORK OF RESIDENTIAL
BUILDING.

DG HOUSE RENOVATION

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
1	RENOVATION OF DG HOUSE	JOB	1		
1.1					
2.1	DISMANTLING WORK				
a	Complete in all respects	AREA/SFT	3000		
	EXCAVATION				
a	Excavation for Basement, Footings of RCC retaining walls and Brick walls in soil upto a depth as per structural design, including dressing of bottom and sides and subsequent back filling in trenches of foundations and around plinth with suitable excavated material with watering, ramming and disposing of surplus earth within area of job	CFT	4675		
	DAMP PROOF COURSE 1:2:4:				
	BRICK WORK				
	a. Providing and laying 9" thick internal load bearing walls using first class burnt bricks 9"x4-1/2"x 3", using 1:6 cement sand mortar including curing, complete in all respects.	CFT	5,500.00		
	b. Providing and laying 4.5" thick internal partition walls using first class burnt bricks 9"x 4-1/2"x 3", using 1:4 cement sand mortar including curing, complete in all respects.				
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	sft	3000		

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
	R.C.C. WORK:				
	a. Providing, fabricating and fixing in position steel plate formwork for R.C.C. works at any height, including its subsequent removal, complete in all respects.	CFT	2600		
	PLATER WORK				
	Providing, mixing, applying and curing 1/2" thick plaster using 1:4 cement sand mortar Clean coarse Chenab and Ravi sand (50+50) Sieved and well mixed on all interior and exterior surfaces of walls, ceilings and all other surfaces, including curing, complete in all respects.	SFT	10,000.00		
4	FINISH FLOORING				
	a a.Providing and fixing semi glazed, semi glazed tiles on floors,walls of bath rooms and Corridor complete in all respects (Purchase price Rs. 3000/ smt).	smt	465.00		
	b a.Providing and fixing 3/4" thick best quality marble or granite / marble vanity tops and as per design in one piece in bath rooms, fixed on top of 2" thick RCC slab, complete in all respects (purchase price Rs. 1000/- per sft.).	sft	100.00		
5	PAINT AND POLISH WORK				
	a Providing and applying 3 coats of best quality plastic emulsion paint ICI / Black horse of chosen color on all internal walls and ceilings complete in all respects.	sft	10,000.00		-
	b Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	sft	400.00		-
			-		-
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	sft	3000		
					-
7	WOOD WORK				-
	a Providing and fixing Semi solid 7' high 1-1/2" thick door shutters and chokhats including main door as per design using best quality solid Imported (African Teak) or ash wood complete in all respects.	sft	350.00		

DIRECTOR HOUSE

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
1	RENOVATION OF HOUSE	JOB	1		
1.1	UNIT ONE DETAILED ENGINEER ESTIMATES				
2.1	DISMANTLING WORK	sft	3500		
a	3500 covered area sft complete house having 4 no. of bed with attach bath ,lounge ,kitchen, dining room, drawing room with servant quarter etc complete job				
	ANTITERMITE				
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	sft	3500		
4	FINISH FLOORING				
a	a. Providing and fixing semi glazed, semi glazed tiles on floors, walls of bath rooms and kitchen complete in all respects (Purchase price Rs. 3000/ smt).	smt	600.00		
b	a. Providing and fixing 3/4" thick best quality marble or granite / marble vanity tops and as per design in one piece in bath rooms, fixed on top of 2" thick RCC slab, complete in all respects (purchase price Rs. 1000/- per sft.).	sft	370.00		
5	PAINT AND POLISH WORK				
a	Providing and applying 3 coats of best quality plastic emulsion paint ICI / Black horse of chosen color on all internal walls and ceilings complete in all respects.	sft	12,000.00		-
b	Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	sft	1,400.00		-
			-		-
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	sft	3200		
7	WOOD WORK				-

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)		
a	Providing and fixing Semi solid 7' high 1-1/2" thick door shutters and chokhats including main door as per design using best quality solid Imported (African Teak) or ash wood complete in all respects.	sft	480.00				
b	Providing, manufacturing, fixing and finishing kitchen cabinets and wardrobes as per drawings (ground and hanging) 3/4" thick best quality locally manufactured laminated board partitions and shelves		600.00				
8	ALUMINUM WORK	sft	800.00				
	applying and fixing 1.2 mm aluminum windows with glass complete in all respects						
9	PLUMBING AND SEWERAGE	JOB	5+1				
a	Providing, fixing and testing best quality Turk Plast , Popular or equivalent uPVC pipes for hot and cold water lines laid as per public health drawings, complete in all respects.						
b	Providing, fixing and testing best quality PPRC of make Turk plast or equivalent in bath rooms, kitchen and also open external wiring for hot and cold water lines laid as per public health drawings, properly jointed with mercury clipped on walls for external water supply system from source to overhead water tank and supply to all bath rooms and kitchen, complete in all respects.						
c	Providing, fixing, testing and commissioning best quality locally manufactured bath room fittings including bath room sets, mixtures, bib cocks, stop cocks, shower etc., complete in all respects (Upto Rs. 100,000/-) per bath.						
10	ELECTRICAL WORKS:	JOB	1.00				
a	Providing and laying conducting of light points using best quality PVC pipe make Popular concealed, complete with all accessories.						
b	Supply and wiring of light/ fan points with Fast Cables or equivalent using 2 Nos. 3/ 29, 7/29/, 7/44 cables complete in all respects.						
c	Providing and laying best quality switches and plates, Chinese make complete in all respects.						
11	EXTRA WORK						
	PAVERES STONE	SFT	2,500.00				
	EXTERIOR TILES	SFT	1,050.00				
	ROCK WALL	SMT	4,600.00				
Total Cost:						-	0

RENOVATION OF QUARTERS

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
1	RENOVATION OF QUARTERS	JOB	10		
1.1	UNIT ONE DETAILED ENGINEER ESTIMATES				
	ONE QUARTER				
2.1	DISMANTLING WORK	sft	550		
a	550 sft complete house having 2 no. of bed with attach bath ,lounge ,kitchen etc complete job				
	ANTITERMITE				
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	sft	550		
4	FINISH FLOORING				
a	a.Providing and fixing semi glazed, semi glazed tiles on floors,walls of bath rooms and kitchen complete in all respects (Purchase price Rs. 3000/ smt).	smt	280.00		
b	a.Providing and fixing 3/4" thick best quality marble or granite / marble vanity tops and as per design in one piece in bath rooms, fixed on top of 2" thick RCC slab, complete in all respects (purchase price Rs. 1000/- per sft.).	sft	60.00		
5	PAINT AND POLISH WORK				
a	Providing and applying 3 coats of best quality plastic emulsion paint ICI / Black horse of chosen color on all internal walls and ceilings complete in all respects.	sft	5,800.00		-
b	Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	sft	560.00		-
			-		-
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	sft	550		
					-
7	WOOD WORK				
a	Providing and fixing Semi solid 7' high 1-1/2" thick door shutters and chokhats including main door as per design using best quality solid Imported (African Teak) or ash wood complete in all respects.	sft	320.00		
b	Providing, manufacturing, fixing and finishing kitchen cabinets and wardrobes as per drawings (ground and hanging) ¾" thick best quality locally manufactured laminated board partitions and shelves	sft	400.00		
8	ALUMINUM WORK	sft	220.00		
	aplying and fixing 1.2 mm aluminum windows with glass complete in all respects				

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)	
9	STEEL WORK	sft	170.00			
	Providing and fixing Steel frame chokhet in doors complete in all respects					
10	PLUMBING AND SEWERAGE	JOB	1.00			
	a Providing, fixing and testing best quality Turk Plast , Popular or equivalent uPVC pipes for hot and cold water lines laid as per public health drawings, complete in all respects.					
	b Providing, fixing and testing best quality PPRC of make Turk plast or equivalent in bath rooms, kitchen and also open external wiring for hot and cold water lines laid as per public health drawings, properly jointed with mercury clipped on walls for external water supply system from source to overhead water tank and supply to all bath rooms and kitchen, complete in all respects.					
	c Providing, fixing, testing and commissioning best quality locally manufactured bath room fittings including bath room sets, mixtures, bib cocks, stop cocks, shower etc., complete in all respects (Upto Rs. 100,000/-) per bath.					
11	ELECTRICAL WORKS:	JOB	1.00			
	a Providing and laying conduiting of light points using best quality PVC pipe make Popular concealed, complete with all accessories.					
	b Supply and wiring of light/ fan points with Fast Cables or equivalent using 2 Nos. 3/ 29, 7/29/, 7/44 cables complete in all respects.					
	c Providing and laying best quality switches and plates, Chinese make complete in all respects.					
12	EXTRA WORK					
	MAIN GATE	NO	2.00			
	SWING	NO	2.00			
	SLIDE	NO	2.00			
	BENCH	NO	10.00			
	MONKEY BARS	NO	2.00			
	SEESAW	NO	2.00			
	TUNNEL	NO	2.00			
	TRAMPOLINE	SFT	900.00			
	PATH WAY (PAVER +CLAM STONES)	SFT	10,000.00			
	LANDSCAPE WITH STONE	SFT	8,000.00			
	Total Cost:				-	0

RENOVATION OF FLATS

Item No.	Description of Items	Unit	Quantity	Unit Rate (Rs)	Amount (Rs)
1	RENOVATION OF FLAS	JOB	3		
1.1	UNIT ONE DETAILED ENGINNER ESTIMATES				
	FLAT ONE				
2.1	DISMANTLING WORK	sft	1800		
a	1800 sft complete house having 3 no. of bed with attach bath ,lounge ,kitchen etc complete job				
	ANTITERMITE				
3	a Providing and applying anti termite chemical treatment to bottom and sides of excavation for foundations and floors by applying with pressure spraying equipment using One gallon of BIFLEX or an approved equivalent chemical to 40 gallons of water as per standard specifications of manufacturers.	sft	1800		
4	FINISH FLOORING				
a	a.Providing and fixing semi glazed, semi glazed tiles on floors,walls of bath rooms and kitchen complete in all respects (Purchase price Rs. 3000/ smt).	smt	280.00		
b	a.Providing and fixing 3/4" thick best quality marble or granite / marble vanity tops and as per design in one piece in bath rooms, fixed on top of 2" thick RCC slab, complete in all respects (purchase price Rs. 1000/- per sft.).	sft	60.00		
5	PAINT AND POLISH WORK				
a	Providing and applying 3 coats of best quality plastic emulsion paint ICI / Black horse of chosen color on all internal walls and ceilings complete in all respects.	sft	5,800.00		-
b	Providing and applying best quality spirit polish on doors, and doors frame, complete in all respects	sft	560.00		-
			-		-
6	POP CEILING WORK Providing and fixing of Plaster of Paris False ceiling as per design, complete in all respects.	sft	1600		
7	WOOD WORK				
a	Providing and fixing Semi solid 7' high 1-1/2" thick door shutters and chokhats including main door as per design using best quality solid Imported (African Teak) or ash wood complete in all respects.	sft	320.00		

