

Corrigendum

to

Request for Proposal Document

for

Zu Business Center Facility Management at Chamkani

Issued on.: May 21, 2025

Request for Proposal No.: TPC/BD/OCB/ZBCFM/2024-25/010

Procuring Entity.: TransPeshawar (The Urban Mobility Company)

- 4.3.3. Shall also provide 24 x 7 security to Common Areas, and around the building. The service provider shall estimate the additional security required for provision of such services. The Service Provider shall also be responsible for:
- d) Removal of illegal/ unauthorized Parking in front of scope of work;
 - e) Safety and security of electricity cable/ sheets in the scope of area;
 - f) Guidance and regulation of vehicle Parking in scope of area as mentioned above.
- 4.3.4. Nominate one security guard as supervisor among the security personnel for coordination with TPC or its authorized representative for passing necessary instructions;
- 4.3.5. Shall through CCTV system, monitor the ZBC Chamkani to detect security anomalies. In case of anomalies, the security shall be notified to take the appropriate action. The Service Provider shall devise the security response protocols for any staff to respond to each described situation.
- 4.3.6. Shall operate walk through gates, use metal detector, search bags etc.
- 4.3.7. Shall ensure that Service Provider **or its Sub-Service Provider as approved by the TPC, as the case may be**, has proper License/permission, authorization, approval, and consent including registrations, all applicable permits including all statutory and regulatory approvals from the concerned authorities, wherever applicable, to perform Security Services;
- 4.3.8. Ensure that all Security Personnel assigned must be alert, punctual, physically fit, in good health, without physical/mental abnormalities/defects which could interfere with the performance of his/her duties including good vision without color blindness;
- 4.3.9. Shall submit Security Clearance from Police to TPC for all Personnel deputed in ZBC Chamkani;
- 4.3.10. Depute security Personnel having minimum qualification of Matric;
- 4.3.11. Ensure that the age limit of Security Personnel is restricted between 18 to 55 years;
- 4.3.12. Be responsible for the safety and security of equipment, furniture, appliances, infrastructure, and all allied facilities within the vicinity of the scope of work;
- 4.3.13. Ensure access control procedures for pedestrian and vehicular traffic to the ZBC Chamkani building in accordance with procedure prescribed by TPC. In this regard, the Service Provider shall:
- a) Conduct a thorough examination of the vehicle(s)/person(s) entering the ZBC Chamkani building and its premises, with inspection mirrors and handheld metal detectors; and

4.3.20. Shall ensure that Security Personnel as equipped as per details below:

<i>Equipment</i>	<i>Minimum Requirements</i>
Metal Detector	04
Inspection Mirror with a flashlight	02
Whistle	All Personnel
Torch	All Personnel
Raincoat	All Personnel
Uniform	All Personnel
Lethal Arm (Kalashnikov) with 60 rounds of ammunition each in a bandolier	06
Lethal Arm (Pistol) with 30 rounds of ammunition in a bandolier	02

4.4. Operation and Maintenance Services in ZBC

4.4.1. General Obligation of Operation and Maintenance for Equipment installed by TPC or Service Provider Under the Contract in the Scope of Area;

- a) The Service Provider shall be responsible for operation and maintenance services for equipment including but no limited to generator, elevators, firefighting, UPS and CCTV camera system;
- b) The Service Provider shall be responsible for partial or complete replacement of equipment (required due to whatsoever reason), oils, chemical, consumables, spare parts, fixtures, insurance, labor cost etc. which are required for functionality of the services mentioned in this document. **The service provider shall be responsible for fuelling of the Gen Set and will produce the actual invoice for reimbursement of fuel cost on monthly basis;**
- c) The Service Provider shall take responsibility for provision of all replacement parts and supplies for all maintenance issues of equipment. The Service Provider shall procure any future spare parts and supplies (lubricants, wires etc.) pursuant to documentation provided by the manufacturer, their agent, supplier or required for maintenance and / or operation of Equipment. The spare parts shall be genuine, brand new, non-refurbished and imported through proper channel and incorporate all recent improvements in design and material. The Service Provider shall provide proof of genuine and/or imported item/spare parts to TPC on demand;
- d) The Service Provider shall be responsible for all material and associated costs for repair actions of Equipment caused by theft, damage, short circuiting or other scheduled / unscheduled incidents;
- e) The Service Provider shall rectify all faults occurred in relevant equipment i.e., short circuit, open circuit, phase sequence, change, under / over voltage, phase missing, leakage current and earth faults etc.

1.9 Financial Soundness (Historical Financial Performance)

Criteria	Compliance Requirements				Documents
Requirement	Single Entity	Joint Venture			Submission Requirements
		All Partners Combined	Each Partner	One Partner	
Submission of audited financial statements for the last three (03) years (2020-22) (2022-24) to demonstrate the current soundness of the Bidder's financial position. As a minimum, the Bidder's net worth for the last year calculated as the difference between total assets and total liabilities should be positive.	must meet requirement	must meet requirement	must meet requirement	not applicable	Schedule 3 with attachments

1.10 Financial Soundness (Average Annual Business Turnover)

Minimum average annual business turnover of PKR. 75 million calculated within last three (03) year from submitted financial statements.	must meet requirement	must meet requirement	not applicable	must meet requirement	Schedule 3 with attachments
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1.11 Contractual Experience

<p>i. A single contract amounting to PKR 85 million or more, either ongoing or successfully executed, within the last five (05) years (since 2020). The contract should pertain to the facility management of commercial or residential buildings including maintenance of electrical and mechanical systems.</p> <p>ii. Have a minimum of three (03) years length of experience in facility management of commercial or residential buildings including maintenance of electrical and/or mechanical systems. This experience can be validated through one or multiple work orders, contract agreements, offer letters, or any other verifiable documentation from the past five (05) years. Contracts covering overlapping periods shall be considered as a single contract for evaluation purposes.</p>	must meet requirement	must meet requirement	not applicable	must meet requirement	Schedule 4 along with attachments.
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Schedule 8A
(Breakup of Bid Price for Security Services)

Description of Service	Floor	Common Area (Square Feet) Sellable Area	Cost of Services per Floor per Square Feet (Inclusive of all Taxes)	Total Cost Cost of Service Floor Wise (Inclusive of all Taxes)
		a	b	c = ax b
Security Services	GF	29523 Complete floor with 24,723 sq. feet sellable area		
	FF	29712 Complete floor with 25,252 sq. feet sellable area		
	2nd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	3rd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	Top Floor	30367 Complete floor with 27,807 sq. feet sellable area		
Total Cost of Security Services (Inclusive of all taxes) (carry forward to breakup of Proposal Prices)				

Schedule 8 (B)

(Breakup of Bid Price for House Keeping and Janitorial Services)

Description of Service	Floor	Common Area (Square Feet) Sellable Area	Rate of Service per Floor per Square Feet (Inclusive of all Taxes)	Cost of Service Floor wise per Square Feet (Inclusive of all Taxes)
		a	b	c = ax b
House Keeping and Janitorial Services	GF	29523 Complete floor with 24,723 sq. feet sellable area		
	FF	29712 Complete floor with 25,252 sq. feet sellable area		
	2nd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	3rd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	Top Floor	30367 Complete floor with 27,807 sq. feet sellable area		
Total Cost of House Keeping and Janitorial Services (Inclusive of all taxes) (carry forward to breakup of Proposal Prices)				

Schedule 8 (C)

(Breakup of Bid Price for Operation and Maintenance Services in ZBC)

Description of Service	Floor	Common Area (Square Feet) Sellable Area	Rate of Service per Floor per Square Feet (Inclusive of all taxes)	Cost of Service Floor wise per Square Feet (Inclusive of all taxes)
		a	b	c = ax b
Operation and Maintenance Services in ZBC	GF	29523 Complete floor with 24,723 sq. feet sellable area		
	FF	29742 Complete floor with 25,252 sq. feet sellable area		
	2nd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	3rd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	Top Floor	30367 Complete floor with 27,807 sq. feet sellable area		
Total Cost of Operation and Maintenance Services in ZBC (Inclusive of all taxes (carry forward to breakup of Proposal Prices))				

Schedule 8 (E)

(Breakup of Bid Price for Landscaping Services)

Description of Service	Floor	Common Area (Square Feet) Sellaable Area	Rate of Service per Floor per Square Feet (Inclusive of all taxes)	Cost of Service Floor wise per Square Feet (Inclusive of all taxes)
		a	b	c = ax b
Landscaping Services	GF	29523 Complete floor with 24,723 sq. feet sellable area		
	FF	29712 Complete floor with 25,252 sq. feet sellable area		
	2nd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	3rd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	Top Floor	30367 Complete floor with 27,807 sq. feet sellable area		
Total Cost of Landscaping Services (Inclusive of all taxes) (carry forward to breakup of Proposal Prices)				

Schedule 8 (F)

(Breakup of Bid Price for Reception Services at ZBC)

Description of Service	Floor	Common Area (Square Feet) Sellaable Area	Rate of Service per Floor per Square Feet (Inclusive of all taxes)	Cost of Service Floor wise per Square Feet (Inclusive of all taxes)
		29523 Complete floor with 24,723 sq. feet sellable area	b	c = ax b
Reception Services at ZBC	GF	29712 Complete floor with 25,252 sq. feet sellable area		
	FF	29357 Complete floor with 25,047 sq. feet sellable area		
	2nd Floor	29357 Complete floor with 25,047 sq. feet sellable area		
	3rd Floor	30367 Complete floor with 27,807 sq. feet sellable area		
	Top Floor	29523 Complete floor with 24,723 sq. feet sellable area		
Total Cost of Reception Services at ZBC (Inclusive of all taxes) (carry forward to breakup of Proposal Prices)				

50. Assignment

- 50.1 The Service Provider shall not cede, assign, delegate or transfer any **part** of its rights or obligations under the Agreement, ~~or any part of it~~, or any benefit or interest therein, to any third party or Entity without the prior written consent of TPC **provided that the Service Provider shall not delegate more than two sub-services stipulated in the Schedule of Requirement. Provider further that the Sub-Service Provider meets all legal, regulatory, and/ or qualification requirements equivalent to the Service Provider. In case of delegation/assignment as approved by TPC, the Service Provider has to provider copy of agreement signed between the parties (Service Provider and Sub-Service Provider).**
- 50.2 Notwithstanding anything to the contrary stated in this Agreement, TPC shall be entitled, without requiring the consent of the Service Provider, to cede, assign, delegate or transfer any rights and/or obligations under this Agreement to any third party.

51. Waiver

- 51.1 Subject to clause 51.2, no relaxation, forbearance or delay by a Party in enforcing the Agreement will prejudice, affect or restrict the rights, responsibilities, obligations, powers or remedies of that Party nor shall any waiver by either Party of any such rights, responsibilities, obligations, powers or remedies, or of any breach of the Agreement, be deemed to be a waiver of any other right, responsibility, obligation, power or remedy, or of any later or continuing breach of, the Agreement.
- 51.2 Any waiver of a Party's rights, responsibilities, obligations, power or remedies arising out of, under or in connection with the Agreement shall be in writing, dated and signed by the representative of the Party granting such waiver, and shall specify the right, responsibility, obligation, power or remedy and the extent to which it is being waived. No waiver of a breach of a term of the Agreement operates as a waiver of any other breach of that term, or of a breach of any other term, of the Agreement.

52. Costs

- 52.1 Any costs, including all legal costs of an attorney and own client basis and taxes, incurred by a Party arising out of or in connection with a breach by another Party shall be borne by the Party in breach.

Signed on 2025

Witnesses

for TransPeshawar (The Urban Mobility
Company)

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duly authorised and warranting such TPC

Name:

Position:

Signed on 2025

Witnesses

for [Service Provider Company]