



URBAN DEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS (RFP)



UDA wishes to Request For Proposals (RFP) from the local or international bidders for the followings.

1

OPERATION AND MANAGEMENT OF FORMER COLOMBO DUTCH HOSPITAL SHOPPING PRECINCT & FORMER MARKETING DEPARTMENT BUILDINGS AT COLOMBO FORT FOR A PERIOD OF 10 YEARS ON ANNUAL LEASE BASIS



Main objectives of this RFP

- To establish the subject property as an internationally reputed Tourism Place which lighting the ancient value of building.
- Introducing star hotel & restaurant service, top quality fashion brands, & luxury products with the international trade.
- Maintains its top-ranking position amongst another visiting place within the City of Colombo.
- Focused marketing to create and foster brand image of the building.
- To increase both local and foreign customer footfall in the Place.
- Enhancing fine dining experience at the venue.

- for a period of 10 years on annual lease basis.
- The selected bidder (Qualified operator/manager) should eventually enter into a lease agreement with the UDA for a period of 10 years.

The prospective bidders could be make their offers for the property, above the Base value indicated in the below table.

Base Annual Lease Value (Rs)

Rs. 110,000,000.00
(One Hundred Ten Million Rupees Only)

Bid Bond (Rs)

Rs. 20,000,000.00
(Twenty Million Rupees Only)

2

CONSTRUCTION OF MULTI STORIED PUBLIC CAR PARK & MIXED DEVELOPMENT PROJECT IN THE UDA LAND AT BOGAMBARA, KANDY ON "DESIGN, BUILD, FINANCE, OPERATE & TRANSFER" (DBFOT) BASIS FOR A PERIOD OF 30 YEARS



- for a 30 years lease period
- The selected bidders (Investors/Developers) should eventually enter into a lease agreement for a period of 30 years with the UDA.

- The prospective bidders could be make their offers for the land, above the Base value indicated in the below table and the offered amount should be paid on the selecting of one option as mentioned in the RFP Document.(additional information are included in RFP Document).

- The financial proposal of each bidder will be evaluated based on Present Values (PV) of the offered amount which will be computed on 8.0% discount factor per annum as per the selected payment option.

Land Extent

1A- 0R-16.60P

Base Value

Rs.706,000,000/-
(Seven Hundred Six Million Rupees Only)

Bid bond

Rs.14,000,000/-
(Fourteen Million Rupees Only)

- Interested Bidders may purchase the RFP document on email request to email addresses of realestatedivisionuda@gmail.com upon the submitting (as attachment with email request) the photograph or scanned copy of deposited bank slip which is for the payment of non- refundable document fee of Sri Lankan Rupees Twenty Five Thousand (LKR 25,000 /-) inclusive of taxes to the UDA Account No. 1534 of BOC Corporate Branch and this is to be drawn in favor of Chairman, Urban Development Authority from any branch of BOC.
- The RFP document could be purchased as above mentioned process on working days from 16th June 2021 to 16th July 2021. (RFP document could be purchased from the Real Estate Development and Management Division, 8th Floor, Urban Development Authority, Sethsiripaya Stage I, Battaramulla after lifting the travel restriction period due to Covid -19 pandemic.)

A pre bid meeting will be held at 10.00 a.m. on 30th June 2021 at Urban Development Authority Auditorium, 9th Floor, "Sethsiripaya" Stage 1, Battaramulla.

Tenders will be closed at 11.00 a.m. on 22nd July 2021.

A pre bid meeting will be held at 10.00 a.m. on 01st July 2021 at Urban Development Authority Auditorium, 9th Floor, "Sethsiripaya" Stage 1, Battaramulla.

Tenders will be closed at 11.00 a.m. on 23rd July 2021.

✓ The Tenders will be opened immediately after the closing time as above mentioned, at the Office of Director General (Urban Development) State Ministry of Urban Development, Coast Conservation, Waste Disposal & Community Cleanliness, 17th Floor, Suhurupaya, Battaramulla. Tenderer or his / her authorized representative could be present at the time of the bid opening.

✓ Additional information could be obtained from the Director, Real Estate Development and Management Division, 8th Floor, Urban Development Authority, Sethsiripaya Stage I, Battaramulla. Telephone Number: 011-2875921, 011-3611950, 011-2875916-20 Ext: 2960-2967, Mobile: 070-6450470, Fax: 0112875900 Email: realestatedivisionuda@gmail.com.

Chairman

Standing Cabinet Appointed Negotiating Committee (SCANC)