



Invitation For Bids (IFB)



MINISTRY OF MEGAPOLIS AND WESTERN DEVELOPMENT URBAN DEVELOPMENT AUTHORITY

Design, Construction & Financing of Housing Project at Gatambe, Kandy

1. The Chairman, Standing Cabinet Appointed Procurement Committee, Ministry of Megapolis and Western Development on behalf of the Urban Development Authority (UDA) invites sealed bids from eligible and qualified bidders for Design, Construction & Financing of Apartments and remedying any defects therein land located at Gatambe, Kandy on Design & Build basis as described below.

Project Scope

Constructing of 120 Housing units comprising maximum of 45m high with following features;

- (i) **Type “A”**- Each unit consist of approximately **750 sqft** floor area (20% composition of total number of housing units)
2 Bedroom, 2 Bathrooms, Kitchen, Dining, Living, Store room (optional) and Balconies
 - (ii) **Type “B”**- Each unit consist of approximately **950 sqft** floor area (50% composition of total number of housing units)
3 Bedroom, 2 Bathrooms, Kitchen, Dining, Living, Store room (optional) and Balconies
 - (iii) **Type “C”**- Each unit consist of approximately **1050 sqft** floor area (30% composition of total number of housing units)
3 Bedroom, 3 Bathrooms, Kitchen, Dining, Living Store room (optional) and Balconies
2. Bidding will be conducted through **National Competitive Bidding Procedure.**
 3.
 - To be eligible for Contract award, the successful bidder shall not have been blacklisted and the eligible Bidders shall comply with, one of the following qualification criteria;
 - Local Developer or Contractor who registered with the Construction Industry Development Authority (CIDA) in Sri Lanka and having level C1 or above for building
 - or
 - If the bidder is a Foreign party, they should be fulfilled the following requirements;

- Every foreign contractor prior to engaging in any identified construction work in Sri Lanka shall obtain a temporary registration as a contractor from the Construction Industry Development Authority (CIDA) in Sri Lanka.
- The preceding provisions of these criteria shall not apply to a foreign contractor who has entered into an agreement with the Government of Sri Lanka to engage in any identified construction work.

or

- Bidder who does not fulfill one of the above requirements could be considered developer / investor should be required to undertake the construction as a joint venture with a local contractor who registered with Construction Industry Development Authority (CIDA) and having level C1 or above for building. In these circumstances, they should be demonstrated required financial capacity and developing and constructing similar housing projects by either party of Joint venture to carry out the proposed project.

and

- Average annual value of Turnover in the last 5 years shall be at least **LKR 1.35 Billion**. (Bidders including each partner of a joint venture, should provide financial information)

and

- At least construction of one building (in Housing project) including (G + 10) floors shall be required in last five years

and

- 50% Initial Contract Price should be financed by the bidder and this will be paid by the UDA within six months (06) of the Taking over certificate of completion of the project.

4 Contract Period – **730 Days**.

5 Interested bidders may obtain further information from the Director (Middle Income Housing Projects), UDA, 6th Floor, “Sethsiripaya”, Battaramulla. Tel. 0112875907 (during office hours **9.00 a.m** to **3.00 p.m**)

6 A complete set of Bidding Documents in English language may be purchased by interested bidders on the submission of a written application to the Director (Middle Income Housing Projects), Urban Development Authority (UDA), 6th Floor, “Sethsiripaya”, Battaramulla from **23/10/2017** to **15/12/2017** during office hours from **9.00 a.m** to **3.00 p.m** upon payment of a non-refundable fee of **Rs. 20,000.00 (Twenty Thousand) + VAT** in cash in favour of **Chairman, Urban Development Authority**.

- 7 Bids shall be delivered with duplicate to the following address **on or before 2.00 p.m on 21/12/2017**. Late bids will be rejected. Bids will be opened soon after closing in the presence of the bidder's representative who chooses to attend.

**Chairman,
Standing Cabinet Appointed Procurement Committee,
Ministry of Mega polis and Western Development,
17th floor,
Suhurupaya,
Battaramulla.**

- 8 Bids shall be valid up to **21/04/2018**.
- 9 All bids shall be accompanied by a "Bid-Security, of **LKR 30 Million**. Bid Securities shall be from a Commercial Bank approved by the Central Bank of Sri Lanka or from the Construction Guarantee Fund. It shall be irrevocable and unconditionally end cashable upon the first written Demand from the Employer. Bid Security shall be valid up to **19/05/2018**.
- 10 A pre-bid meeting will be held on **09/11/2017** at **11.30 a.m** at Provincial Office, Urban Development Authority, Kandy.