



Invitation For Bids (IFB)



MINISTRY OF MEGAPOLIS AND WESTERN DEVELOPMENT URBAN DEVELOPMENT AUTHORITY

Design, Construction & Finance of Housing Project at KulasewanaWatta, Kottawa

1. The Chairman, Standing Cabinet Appointed Procurement Committee of 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 & Finance for housing project and remedying any defects therein land located at KulasewanaWatta, Kottawa on Design & Build basis as described below.

Project Scope

Construction of 300 Housing units accommodated in (G + 7) buildings with consisting of followings;

➤ Main features

- **Type A**- Each unit consist of approximately **750 sqft** of floor area (20% composition of total number of housing units with 2 Bedroom, 2 Toilets, Kitchen, Dining, Living and Balconies)
 - **Type B**- Each unit consist of approximately **950 sqft** of floor area (50% composition of total number of housing units with 3 Bedroom, 2 Toilets, Kitchen, Dining, Living and Balconies)
 - **Type C**- Each unit consist of approximately **1050 sqft** of floor area (30% composition of total number of housing units with 3 Bedroom, 3 Toilets, Kitchen, Dining, Living and Balconies)
- (i) Community hall facility – Minimum of 1500 sq.ft with all required facilities for the function.
 - (ii) Required No. of Parking (One parking for each housing Unit) with additional minimum of (30) parking for visitors.
 - (iii) Gymnasium facility, Entertainment Area, Cafés, Groceries and Laundry as per the design catering the end user category
 - (iv) Other ancillary facilities

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;

I. Local Developers / Contractors who registered with Construction Industry Development Authority (CIDA) and having level C1 or above

or

II. Foreign or local contractors or developers who have demonstrated required experience in developing and constructing similar housing projects in Sri Lanka or abroad.

or

III. Bidders who do not fulfill one of the above requirements could be considered if they have demonstrated required financial capacity to carry out the proposed project. In these circumstances, 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.

and

- Average annual value of Turnover of construction work performed in the last 5 years shall be at least **LKR 2.0Billion**.

and

- Minimum of 50% Initial Contract Price shall be financed by the bidder and the total contract sum will be paid by the UDA after completion of the Project.

4 Contract Period – **30 months**.

5 Interested bidders may obtain further information from the Project Director (Urban Regeneration Project- City of Colombo), 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 Project Director (URP-CC), Urban Development Authority (UDA), 6th Floor, “Sethsiripaya”, Battaramulla from **9th January 2017 to 9thFebruary 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 favor of **Chairman, Urban Development Authority**.

- 7 Bids shall be delivered with duplicate to the following address **on or before 1.00p.m on 17thFebruary 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,
Suhurupaya,
17th floor,
Battaramulla.**

- 8 Bids shall be valid up to 17th **June 2017**.

- 9 All bids shall be accompanied by a "Bid-Security, of **LKR 25 Million** Bid Security 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 encashable upon the first written Demand from the Employer. Bid Security shall be valid up to 15th **July 2017**.

- 10 A pre-bid meeting will be held on **24th January 2017** at **10.00 a.m** Urban Development Authority Auditorium, 7th Floor, "Sethsiripaya", Battaramulla

**Chairman,
Urban Development Authority,
7th Floor,
"Sethsiripaya",
Battaramulla.**