

Invitation For Bids (IFB)

MINISTRY OF MEGAPOLIS AND WESTERN DEVELOPMENT URBAN DEVELOPMENT AUTHORITY

Design, Construction & Financing of Housing Project At Elliot Place, Borella

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 Apartment and remedying any defects therein land located at Elliot Place, Borella on Design & Build basis as described below.

Project Scope

Constructing of 400 Housing units comprising maximum of 30 stories (G + 29) with following features;

- (i) **Type "A"**- Each unit consist of approximately **850sqft** 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 **1050 sqft** floor area (50% composition of total number of housing units)
3 Bedroom, 3 Bathrooms, Kitchen, Dining, Living, Store room (optional) and Balconies
- (iii) **Type "C"**- Each unit consist of approximately **1250 sqft** floor area (30% composition of total number of housing units)
3 Bedroom, 2 Bathrooms, Utility room with a Bathroom, Kitchen, Dining, Living 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;
 - I. Local Developers / Contractors who registered with Construction Industry Development Authority (CIDA) and having level C1 or above for building

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 for building.

and

- Average annual value of Turnover for similar building construction works performed in the last 5 years shall be at least **LKR 4.80Billion**. (At least one building construction including (G + 14) floors shall be required in last five years).

and

- Minimum of 50% Initial Contract Price shall 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.

3 Contract Period – **1095 Days**.

4 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**)

5 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 **11/04/2017 to 19/05/2017** 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**.

6 Bids shall be delivered with duplicate to the following address **on or before 2.00p.m on 26/05/2017**. 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.**

7 Bids shall be valid up to **23/09/2017**.

- 8 All bids shall be accompanied by a “Bid-Security, of **LKR 60 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 **21/10/2017**.

- 9 A pre-bid meeting will be held on **28/04/2017** at **10.00a.m** at Urban Development Authority Auditorium, 7th Floor, “Sethsiripaya”, Battaramulla

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