



Invitation For Bids (IFB)



MINISTRY OF MEGAPOLIS AND WESTERN DEVELOPMENT URBAN DEVELOPMENT AUTHORITY

Design, Construction & Finance of Housing Project at Kimbula Ela Watta , Madampitiya (Supper Structure work)

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 balance work (Supper Structure Work) of housing project and remedying any defects therein land located at Kimbula Ela Watta, Madampitiya on Design & Build basis as described below and estimated cost would be Rs. 1,650.00 Million.

Project Scope

Construction of 472 Housing units in Kimbula Ela Watta accommodated in 15 (G + 14) storied buildings consisting of 500 sqft carpet area housing units. Each housing unit includes two bed rooms, living area, kitchen, dining area and toilet.

- **Main features**

- Carpet area of a housing unit shall be 500 sqft.
- No. of floors shall be 15 (G + 14).
- Community hall - Minimum of 1200sqft area
- Shops - 05 no of shops
- Common toilet - Two lockable common toilets
- Police post cum fire commanding center - Minimum of 400 sqft carpet area
- Grama Niladari office - Minimum of 200sqft area
- Health center - Minimum of 400 sqft area
- Maintenance office Minimum of 400 sqft carpet area
- Janitorial room: Minimum of 30 ft² area

- **Housing Unit consist with**

- Living room
- 02 Bed rooms in two different sizes

- Kitchen, dining area
- Toilet and Bath with a separation
- Balcony

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 in 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 in the last 5 years shall be at least **LKR 1.22 Billion.**
(Bidders including each partner of a joint venture, should provide financial information)

and

- The bidder should finance 100% of Initial Contract Price and the same will be paid by the UDA within six months (06) after issuing the Taking over certificate for completion of the project. UDA shall arrange Treasury Guarantee up to the value of 80% of Initial Contract sum and for the balance 20% Promissory Note would be issued by UDA.

4 Contract Period – **730 Days.**

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 **04/07/2017** to **11/08/2017** 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 2.00p.m on 18/08/2017**. 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 Megapolis and Western Development,
Suhurupaya,
17th floor,
Battaramulla.**
- 8 Bids shall be valid up to **16/12/2017**.
- 9 All bids shall be accompanied by a “Bid-Security, of **LKR 17 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 end cashable upon the first written Demand from the Employer. Bid Security shall be valid up to **13/01/2018**.
- 10 A Pre-bid meeting will be held on **25/07/2017** at **10.00 a.m** Urban Development Authority Auditorium, 7th Floor, “Sethsiripaya”, Battaramulla

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