SABARAGAMUWA UNIVERSITY OF SRI LANKA

MINISTRY OF EDUCATION, HIGHER EDUCATION AND VOCATIONAL EDUCATION

BIDDING DOCUMENT
(Design and Build Contract)

Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka (SU/CWP/02/334)

EMPLOYER:

Vice Chancellor,
Sabaragamuwa University of Sri Lanka
P.O. Box 02
Beilihuloya.

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INVITATION FOR BIDS (IFB)

Invitation for Bids (IFB)

Ministry of Education, Higher Education and Vocational Education

Sabaragamuwa University of Sri Lanka

Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka (Contract No. : SU/CWP/02/334)

1. The Chairman, Ministry Procurement Committee on behalf of the Vice Chancellor, of Sabaragamuwa University of Sri Lanka, invites sealed bids from eligible and qualified bidders for the Design, Construction and Commissioning of Hostel Building for 400 students of Sabaragamuwa University of Sri Lanka, Belihuloya. **Total Construction Cost is LKR 515 million** (excluding VAT) and the **contract period is 12 calendar months**.

2. Procurement method is National Competitive Bidding Procedure and the Contract type is **Design & Build.**

3. Bids should be submitted on the forms which could be purchased from the Senior Assistant Registrar (Capital Works & Planning Division), Sabaragamuwa University of Sri Lanka between **9.00 a.m. to 3.00 p.m.** on working days from **11.02.2026** up to **25.02.2026** on the submission of the receipt for a non-refundable payment of **LKR 60,000.00** to the Shroff of the Sabaragamuwa University of Sri Lanka.

4. The eligible bidders shall comply with Grade C2 or above in CIDA registration in Building construction.

5. You may obtain further information from, Senior Assistant Registrar (Capital Works & Planning Division), Sabaragamuwa University of Sri Lanka (Tel: 045 2280031). Bidding documents may be inspected free of charge through www.sab.ac.lk or at the Senior Assistant Registrar's Office (Capital Works & Planning Division), Sabaragamuwa University of Sri Lanka during office hours on working days.

6. Bid shall be valid up to **27th August 2026.**

7. All bids must be accompanied by a **Bid Security of LKR 5,150,000.00** which should be in favor of Vice Chancellor, Sabaragamuwa University of Sri Lanka, obtained from a Commercial Bank approved by the Central Bank of Sri Lanka valid up to **24th September 2026.** The bid security should be "on demand" and "unconditional" and on the format given in the bidding document.

8. **Pre-Bid meeting** will be held on **26th February 2026** at the Board Room of the Office of the Vice Chancellor of the Sabaragamuwa University of Sri Lanka at **10.00 a.m.**

9. Sealed bids shall be deposited in the Tender Box at the office of the Director (Infrastructure Development), Procurement Division, Higher Education Division, Ministry of Education, No,18, Ward Place, Colombo 07.

10. The **deadline for submission of bids** will be **11.00 a.m. on 02nd April 2026** and will be opened soon after the closing at the office of the Director (Infrastructure Development), Procurement Division, Higher Education Division, Ministry of Education, No,18, Ward Place, Colombo 07. Bidders or their authorized representatives are requested to be present at the opening of bids.

11. Late bids will be rejected.

Vice Chancellor
Sabaragamuwa University of Sri Lanka
P.O. Box 02
Belihuloya
Sri Lanka.

Date: 11.02.2026

VOLUME 1

VOLUME 1A **Page**

Please refer CIDA publication No. CIDA/SBD/04 latest version

STANDARD BIDDING DOCUMENT
PROCUREMENT OF WORKS
DESIGN & BUILD CONTRACTS

For followings:

SECTION I – INSTRUCTION TO BIDDRES (ITB)
SECTION III – CONDITIONS OF CONTRACT (COC)

Section - V

STANDARD FORMS

Form of Bid Security, Letter of Acceptance, Form of Agreement, Form of Performance Guarantee, Form of Mobilization Advance Guarantee, Form of Retention Money Guarantee

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Notes on Standard Forms:

Bidders shall submit the completed Form of Bid, Bid Security in compliance with the requirements of the bidding documents.

Bidders should not complete the Form of Agreement at the time of preparation of bids. The successful bidder will be required to sign the Form of Agreement, after the award of contract. Any corrections or modifications to the accepted bid resulting from arithmetic corrections, acceptable deviations, or quantity variations in accordance with the requirements of the bidding documents should be incorporated into the Agreement.

The Form of Performance Security, Form of Advance Payment Security and Form of Retention Money Guarantee should not be completed by the bidders at the time of preparation of bids. The successful Bidder will be required to provide these securities in compliance with the requirements herein or as acceptable to the Employer.

FORM OF BID SECURITY

To : Vice Chancellor, Sabaragamuwa University of Sri Lanka *(Name and Address of the Employer)*

WHEREAS, ……..…… [n*ame of bidder*] (hereinafter called and referred to as the "Bidder") has submitted its bid dated …….. [d*ate*] for the …… (hereinafter called and referred to as "the Bid").

KNOW ALL PEOPLE by these presents that WE ……. [*Name of Organization*] having our registered office at …… (hereinafter called and referred to as the "Guarantor"), are bound unto ……[n*ame of Employer*] (hereinafter called and reoffered to as "the Employer") in the sum of Sri Lanka Rupees ……. ……for which payment well and truly to be made to the said Employer, the Guarantor binds itself, his successors, and assignees by these presents.

SEALED with the Common Seal of the said Guarantor this ……. day of ……. 202….

THE CONDITIONS of this obligation are:

1. If the bidder withdraws his Bid during the period of bid validity specified in the Bidding documents; or
2. If the bidder refuses to accept the correction of errors in its bid; or
3. If the bidder, having been notified of the acceptance of its Bid by the Employer during the period of bid validity fails or refuses to:
   (a) execute the Form of Contract Agreement; or
   (b) furnish the Performance Security, in accordance with the Instructions to Bidders

we undertake to pay the Employer up to the above amount upon receipt of its first written demand, without the Employer having to substantiate its demand, provided that in its demand the Employer will note that the amount claimed by it is due to it, owing to the occurrence of one or more of the above conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date twenty-eight (28) days after the period of bid validity, and any demand in respect there off should be received by us no later than the above date.

DATE …… SIGNATURE OF THE GUARANTOR…….

WITNESS ……

…… SEAL

(Signature, Name, and Address)

Notes on Form of Letter of Acceptance

The Letter of Acceptance will be the basis for formation of the Contract as described in Clause 33 of the Instructions to Bidders. This Form of Letter of Acceptance should be filled in and sent to the successful bidder only after evaluation of Bids and after obtaining approval from the relevant authority.

FORM OF LETER OF ACCEPTANCE

……*[date]*

[LETTER HEADING PAPER OF THE PROCURING ENTITY]

To: ……..

[name and address of the Contractor]

This is to notify you that your bid dated ……..*[insert date]* for the construction and remedying defects of the Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka (SU/CWP/02/334) *[name of the Contract and identification number]* for the Contract price of …… *[name of currency[1]]* ……. *[amount in figures and words]* as corrected in accordance with Instructions to Bidders and / or modified by a Memorandum of Understanding[2], is hereby accepted.

The adjudicator shall be ……...……..…… *[name and address of the adjudicator, if agreed]* / shall be appointed by the Vice Chancellor, Sabaragamuwa University of Sri Lanka with the concurrence of Construction Industry Development Authority (CIDA)[3].

You are hereby instructed to proceed with the execution of the said Work in accordance with the Contract documents.

The start Date shall be: ……..……..*[fill the date as per Conditions of Contract]*.

The amount of Performance Security is: ……..…..…… *[fill the amount as per Conditions of Contract]*.

The Performance Security shall be submitted on or before ……. *[fill the date as per Conditions of Contract]*.

Authorized Signature: ……

Name and title of Signatory: …….

Name of Agency: …….

FORM OF CONTRACT AGREEMENT

This AGREEMENT, made the ……..*[day]* of ……..*[month]* 202….*[year]* between Vice Chancellor, Sabaragamuwa University of Sri Lanka *[name and address of Employer]* (hereinafter called "the Employer") of the one part and …… *[name and address of Contractor]* (hereinafter called "the Contractor"), of the other part.

WHEREAS the Employer desires that the Contractor execute ……. *[name and identification no of Contract]* (hereinafter called "the "Works") and the Employer has accepted the Bid by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

The Employer and the Contractor agree as follows:

1. In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to,
2. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and complete the Works and remedy any defects therein in conformity in all respects with the provisions of the Contract.
3. The Employer hereby covenants to pay the Contractor in consideration of the execution and completion the Works and the remedying of defects wherein the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.
4. The following documents attached hereto shall be deemed to form an integral part of this contract
    a. Invitation for Bids
    b. Section I - Instruction to Bidders
    c. Section II - Bidding Data
    d. Section III - Conditions of Contract
    e. Section IV – Contract Data
    f. Section V – Standard Forms
    g. Section VI – Employer's Requirements
    h. Section VII – Forms of BID
    i. Section VIII – Schedules

IN WITNESS whereof the parties hereto have caused this Agreement to be executed the day and year aforementioned in accordance with laws of Sri Lanka.

Authorized Signature of Contractor — Authorized Signature of Employer

SEAL — SEAL

In the Presence of:

1. Name and NIC No ……..
   Signature ……
2. Name and NIC No ……..
   Signature ……

FORM OF PERFORMANCE GUARANTEE

(Unconditional)

NUMBER: …….. DATE: ……..

SUM GUARANTEED: ……

To : Vice Chancellor, Sabaragamuwa University of Sri Lanka *[Name of Employer]* (hereinafter called and referred to as "the Employer") **Whereas**---------- *[name and address of Contractor]* (hereinafter called and referred to as "the Contractor") has undertaken, in pursuance of contract no. SU/CWP/02/334 dated …….. to execute Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka *[name of contract]* (herein after called and referred to as "the Contract").

And Whereas it has been stipulated by the Employer in the said Contract that the Contractor shall furnish the Employer with a Guarantee issued by a recognized organization for the specified therein as security for compliance with its obligations in accordance with the Contract;

And Whereas we have agreed to give Contractor such a Guarantee;

Now Therefore we hereby affirm that we are the Guarantor a responsible to you, on behalf of the Contractor, up to a total of Rupees ---------- *[amount of guarantee]* ---------- *[amount in words]*, such sum being payable in the type and proportions of currencies in which the Contract Price is payable. and we undertake to pay the Employer, upon the Employer's first written demand and without cavil or objection, any sum or sums within the said amount as aforesaid without the Employer's needing to prove or to show grounds or reasons for the Employer's demand for the sum specified therein.

We hereby waive the necessity of the Employer's demanding the said debt from the contractor before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract documents which may be made between the Employer and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive or any such change, addition or modifications.

This guarantee shall be valid until the date of issue of the Performance Certificate.

Signature and the Seal of the Guarantor: …….

Name of the Organization: …….

Address: ……

Date: …….

Witness: ……

FORM OF GUARANTEE FOR MOBILIZATION ADVANCE PAYMENT

NUMBER: ……. DATE: ……..

SUM GUARANTEED : ……

To: Vice Chancellor, University of *[Name of Employer]* (hereinafter called and referred to as "the Employer") ---------- *[Name and Address of Employer]*

Name of the contract - Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka (SU/CWP/02/334).

In accordance with the provisions of the Conditions of Contract, Sub Clause 14.2 (Advance Payment) of the above mentioned contract ---------- *[name and address of Contractor]* (hereinafter called and referred to as "the Contractor") shall deposit with the Employer a guarantee acceptable to the Employer to guarantee his proper and faithful performance under the said Contract in and amount of …….. *[amount of guarantee]* ……..*[amount in words]*

We, the ---------- *[name and address of the organization]*, as instructed by the contractor, agree unconditionally and irrevocably to guarantee as primary obligator and not as surety merely, the payment to the Employer on his first demand without whatsoever right of cavil and objection on our part and without the Employer's needing to prove or to show grounds or reason for the Employer's demand for the sums specified therein and without his first claim to the Contractor, in the amount not exceeding Rupees ……..[*amount of guarantee]* …….. *[amount in words]*such amount to be reduced periodically by the amounts recovered by the Employer from the proceeds of the contract.

We further agree that no change or addition to or modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract document which may be made between the Employer and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive notice or any such change, addition or modification.

No drawings may be made by the Employer under this guarantee until we have received notice in writing from the Employer that an advance payment of the amount listed above has been paid to the Contractor pursuant to the Contract.

This guarantee shall remain valid and in full effect from the date of the advance payment received by the Contractor under the Contract until the Employer receives full repayment of the same amount from the Contractor.

Signature and the Seal of the Guarantor : …….

Name of the Organization : …….

Address : ……

Date : …….

Witness : ……

FORM OF RETENTION MONEY GUARANTEE

(NOT PROMOTED)

NUMBER : …….……. DATE: ……..

SUM GUARANTEE: ……..……

To : ---------- *[Name of Employer]*(hereinafter called and referred to as "the Employer") ---------- *[Name and Address of Employer]*

Whereas, it has been stipulated by the Employer in clause 14.7 of the Contract that he would release to the contractor the full sum mentioned under the contract in pursuance of clause 14.7, on the contractor furnishing an unconditional guarantee acceptable to the Employer to the full value of the retention money, valid up to 28 days beyond the end of the Defects Notification Period.

We …… *[name and address of the Guarantor]* as instructed by the Contractor, unconditionally and irrevocably, guarantee to pay the Employer upon the Employer's first written demand and without cavil or objection, any sum or sums within the said amount as aforesaid without the Employer's needing to prove or to show grounds or reasons for the Employer's demand for the sum specified therein and the said amount of Rupees…….. *[amount of Guarantee]* …… *[amount in words]* in the event the contractor fails to carry out his obligations to rectify defects which is responsible to rectify under the contract.

This guarantee shall be valid up to …… *[date]*

Signature and the Seal of the Guarantor: …….

Name of the Organization: …….

Address: ……

Date: …….

Witness: ……

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Section - II

BIDDING DATA

Note :

This section shall be read in conjunction with Section I –

Instruction to Bidders, and is intended to provide specific information in relation to corresponding Clauses in Section I. Whenever there is a ambiguity, the provisions in Section II- Bidding Data shall supersede these in the Section I- Instructions to Bidders.

Bidding Data

Instructions to Bidders Sub Clause

Item	Sub Clause	Entry
Employer's name and address	**1.1 & 9.1**	The Employer is Name: Vice Chancellor, Sabaragamuwa University of Sri Lanka Address: P.O. Box 02, Belihuloya
Scope of Works	**1.1**	The contractor's Works consists of schematic design, detail design, preparation of specifications, construction and remedying defects during the defect liability period of cluster of buildings mainly storied concrete framed building on necessary foundation including all necessary services to house the Hostel Building for university students including all other facilities as described in the Employer's Requirements in considering the given budget line. The Minimum gross floor area of the building required is 35,000 ft^2 which includes accommodation rooms for 400 students, common toilets/bath complexes in each floor, suitable pantry, common rooms for reading in ground floor, minimum sub warden accommodation for the building with office, corridors, balconies, fire extinguishers, fans, soakage and sewerage pits, water service to the building, disable toilets, disable access. Total design, supervision and construction estimated cost is LKR 515 Mn. for this design and Build contract. Located at P.O. Box 02, Belihuloya.
Time of Completion	**1.2**	The time for Completion for the whole of Works shall be 12 Calendar Months.
Delay damages for the Works	**1.2**	The delay damages for the whole of the Works shall be 0.05% of the initial Contract Price per day The maximum amount of delay damages for the whole of the Works shall be 10% percent of the Initial Contract Price.
Defects Notification Period	**1.2**	Defects Notification Period is 365 Days from Employer's taking over
Source of funds	**2.1**	The source of funds is the Government of Sri Lanka
ICTAD registration required	**3.1**	The registration required Specialty – Building Construction Grade– C2 or above
Eligible bidders	**3.4**	Foreign bidders are not allowed.

Qualification Information	**3.1, 3.2 4.1**	• ICTAD / CIDA Registration Registration number Grade Specialty Expiry Date • VAT Registration number • Attach Construction Programme • Attach Legal Status (Sole proprietor, Partnership, Company etc.) • Attach authentication for signatory • Total monetary value of construction work performed for each of the five years; • Experience in works of a similar nature and size for each of the last ten years. The bidder shall submit completion certificates and other relevant documentary evidence to substantiate compliance with the eligible requirements. • Construction equipment; • Staffing • Attach Work Plan and methods; • Attach certified copies of financial statements of the organization such as audited accounts to facilitate for evaluation of financial stability such as turnover. liquid assets, liabilities, working capital etc.
Average annual volume of construction work performed in last five	**4.3(a)**	Average annual volume of construction work performed in any five years during last 8 years shall be at least Rupees 750 Mn. Copy of those Audited statements should be submitted along the bid. Original should be declared at the evaluation stage.
Similar work performed	**4.3(b)**	Experience as design and build prime contractor of at least one contract of a nature and complexity similar (at least RCC storied residential/hostel building work for at least 200 occupancies, minimum cost of Rs 350Mn completed during 12 months) to the works over the last 10 years with a value of work completed in any contract during a period of 12 months should not be less than LKR 500 Mn
Construction Methodology		The Bidder shall possess and demonstrate the use of proven fast track construction systems and technologies, including, but not limited to : - Precast concrete construction systems - Prefabricated or modular construction elements

		- Other rapid deployment construction technologies suitable for time-bound execution
Design Staff & Site staff	**4.3(d)**	As mentioned in the TOR/Contract Data
Liquid assets and/or credit facilities required	**4.3 (g)**	The minimum amount of liquid assets and/or credit facilities net of other contractual commitments and exclusive of any advance payments which may be made under the contract shall be not less than Rupees 125 million.
Bid Price	**13.3**	**All the Tax components other than VAT shall be included in the rates**. VAT component shall not be included in the rates. The amount written in the Form of Bid shall be without VAT. However VAT component shall be shown separately at the end of the price schedule summary.
Contract is subject to price adjustment for fluctuation of prices	**13.4**	The Contract is subject to price adjustment in accordance with Clause 13.7 of the Condition of Contracts. **(For the purpose of price fluctuation, the bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.)**
Currency of Bid	**14.1**	The currency of the bid price shall be only in Sri Lankan Rupees.
Bid validity period	**15.1**	The Bid shall be valid up to **27th August 2026** (Minimum 147 days from date of Submission)**.**
Amount of Bid security	**16.1**	The amount of Bid security shall be Sri Lanka Rupees five million one hundred and fifty thousand **(5,150,000.00)**
Validity of Bid security	**16.2**	The Bid security shall be valid up to **24th September 2026.**
Pre-Bid meeting	**17.1**	Pre Bid meeting will be held on **26th February 2026**. Venue: Office of Vice Chancellor, Sabaragamuwa University of Sri Lanka. Date: **26.02.2026** Time: **10:00 hrs**
Sealing and marking of Bids	**19.2**	The following information also shall be included in the inner covers of envelope marked as "Envelope 1 – Preliminary Information": (i) Schedule," Annual turn-over Information", (ii) Schedule, " Adequacy of Working capital", (iii) Schedule, " Consultant experience in last five Years",

(iv) Schedule, "Construction experience in last ten Years in similar works in similar works",

(v) Schedule, "Major items of construction equipment proposed",

The following information also shall be included in the inner covers of envelope marked as "Envelope 2 – Design / Technical Proposal":

(i) Schedule, "Team composition and Task assignment",

(ii) Curriculum vitae of key staff;

(iii) Schedule, " Time schedule for key staff",

(iv) Work Program (Design related activities);

(v) Work Program (Construction related activities);

19.4 The following information also shall be included in the inner covers of envelope marked as "Envelope 3-Financial Proposal",

(i) Day work rates schedule;

(ii) Schedule, "Overhead and profit percentage for Provisional Sum activities"

19.5 (a) The Employer's address for the purpose of Bid submission is Director (Infrastructure development), Ministry of Higher Education, No. 18, Ward Place, Colombo 07.

19.5 (b) Contract Name: **Design, Construction and Commissioning of Hostel Buildings for 400 students at Sabaragamuwa University of Sri Lanka.**

Deadline for submission of Bids

20.1 The deadline for submission of Bids shall be **11:00 hrs** on **02nd April 2026**.

Address for submission of Bids:

Office of Director (Infrastructure Development), Ministry of Education, No. 18, Ward Place, Colombo 07.

Evaluation and comparison of Bids

27.0 For evaluation and comparison of Bids option B is selected.

27.1 Weight for Design/Technical Proposal Shall be:

DT = 25%

Weight for Price Proposal Shall be:

P = 75%

Correction of Errors

28.1(c) Sub-Clause 28.1(c) not modified.

	28.1(d)	Sub-Clause 28.1(d) is deleted.
Amount of Performance Security	**32.1**	The standard form of Performance Security acceptable to the Employer shall be bank guarantee for this purpose. Insurance will not be accepted for this purpose. The amount of Performance Security is 5% of the Initial Contract Price.
Percentage of retention	**34.1**	The retention from each payment shall be 10% percent. The limit of retention shall be 5% percent of the Initial Price.
Minimum amount of Interim Payment Certificates	**34.2**	6% of Initial Contract price.
Adjudicator proposed by Employer	**(35.1)**	The Adjudicator proposed by the Employer shall be nominated at the occasion. If the Bidder disagrees with the proposal of the Employer or the Adjudicator was not proposed, then the Adjudicator shall be appointed by the Appointing Authority who shall be the Construction Industry Development Authority (CIDA) *Fees and types of reimbursable expenses to be paid to the Adjudicator shall be on a case basis and shall be shared equally by the Contractor and the Employer:*

Section - IV

CONTRACT DATA

Note:

This section shall be read in conjunction with section III- Conditions of Contract, and is intended to provide specific information in relation to corresponding Clauses in section III. Whenever there is an ambiguity, the provisions in section IV – Contract Data shall supersede these provided in the Section III – Conditions of Contract.

Contract Data

Sub Clause 1.1.2.2 **Employer is**: Vice Chancellor, Sabaragamuwa University of Sri Lanka.

Address: P.O. Box 02, Belihuloya - 70140, Sri Lanka.

Employers Representative :

Registrar, Sabaragamuwa University of Sri Lanka.

Address: P.O. Box 02, Belihuloya - 70140, Sri Lanka.

Sub Clause 1.1.2.4 **Engineer is**: Project Manager or Engineer to the Contract appointed by the University.

Sub Clause 1.1.5.6 Not Applicable

Sub Clause 3.1 **Engineer's Duties and Authority**

The Engineer shall obtain the specific approval of the Employer before taking action under the following Sub Clause of these Conditions:

(a) Consenting to the subletting of any part of the Works under Sub Clause 4.4 (b);

(b) Approving an extension of the Time for Completion, and/or any additional payments under Sub Clause 19.1 *(contractor's claim)* issuing variation under Sub Clause 13.1 (*Right to vary Employer's Requirements),* except in an emergency situation, as reasonably determined by the Engineer.

(c) Approving additional payment under Sub Clause 13.3

Notwithstanding the obligation, as set out above, to obtain approval, if in the opinion of the Engineer, an emergency occurs affecting the safety of life or of the Works or of adjoining property, he may, without relieving the Contractor of any of his duties and responsibilities under the Contract, instruct the Contractor to execute all such work or to do all such things as may, in the opinion of the Engineer, be necessary to abate or reduce the risk. The Contractor shall forthwith comply, despite the absence of approval of the Employer, with any such instruction of the Engineer. The Engineer shall determine an addition to the Contract Price, in respect of such instruction, in accordance with Clause 13.3 and shall notify the Contractor accordingly, with a copy to the Employer.

Sub Clause 4.1 **Key personnel**

Schedule of Key Personnel:

Names with qualifications and experience to be written :

(a) Project Management

- Team Leader/Project Manager –

  Should be a Chartered Architect or a Chartered Civil Engineer having at least 15 years experience in construction industry especially in building construction.

(b) Design

- Project Architect –

  Should be a Chartered Architect having at least 10 years experience in design of multi storey buildings in similar nature.

- Structural Engineer -

  Should be a Chartered Civil Engineer having at least 10 years experience in design of multi storey buildings in similar nature.

- Electrical Engineer -

  Should be a B.Sc. Engineering Degree in Electrical and / or IT Engineering or equivalent acceptable to the Client with full professional qualifications having at least 8 years of experience in building trade and capable of handling IT net works and cabling in multi storey buildings in similar nature.

- Mechanical/Service Engineer -

  Should be a Chartered Mechanical or Electro-mechanical or Building Service Engineer having at least 8 years experience in design of Mechanical Engineering/Service installations (water supply, sewer disposal, waste water disposal, fire protection) in multi storey buildings in similar nature.

- Architect –

  Should be a Chartered Architect having at least 6 years experience in design of multi storey buildings in similar nature.

(c) Construction Management (full time) -

- Construction Manager (full time) –

  Should be a Civil Engineer having at least 10years experience or a Civil Engineer with qualifications established to obtain Associate Membership of the Institute of Engineers Sri Lanka, having 10 years experience in construction of (site organization, supervision, contract administration, monitoring, planning) multi storey buildings in similar nature.

- Quality Assurance and Quality Control Engineer (Full time)

  The QA/QC Engineer shall possess a B.Sc. Degree in Civil Engineering or an equivalent qualification acceptable to the Employer, together with professional or associate membership of a recognized engineering institution such as the Institution of Engineers, Sri Lanka (IESL) or equivalent. The individual shall have a minimum of eight (08) years of post-qualification experience, including at least five (05) years of proven experience

in quality control and quality assurance for multi-storey building projects of similar nature and complexity, preferably under Design & Build contracts. The QA/QC Engineer shall have demonstrable experience in the preparation and implementation of Quality Assurance Plans and Inspection and Test Plans, supervision of material testing and workmanship, compliance with British Standards and CIDA/ICTAD specifications, management of non-conformances and corrective actions, and maintenance of quality documentation, and shall be stationed on site on a full-time basis with authority to enforce quality requirements in accordance with the Contract.

- Safety officer (full time)

  The Safety Officer shall possess a recognized qualification in Occupational Health and Safety (such as a National Certificate/Diploma in Industry Safety, Construction Safety, or equivalent acceptable to the Employer) and shall have a minimum of five (05) years of relevant experience in construction safety management, with at least three (03) years' experience in multi-storey building projects of similar nature. The Safety Officer shall be thoroughly conversant with local labour laws, Factory Ordinance, ICTAD/CIDA safety guidelines, and site safety practices, and shall be responsible for implementing and monitoring the site safety plan, conducting safety inductions and toolbox talks, enforcing use of PPE, reporting and investigating accidents, and ensuring compliance with all statutory and contractual safety requirements on a full-time site basis.

- Site technical officers/supervisors (minimum 3 numbers full time).

  Should be Technical Officers with qualifications of NDT/HNDE/TTI/NCT/Diploma or equivalent having at least 6 years experience in construction of (site organization, supervision, monitoring, planning as a technical officer) multi storey buildings in similar nature. MEP technical officers are essential.

Sub Clause 4.2 **Performance Security**

The Performance Security shall be 5% percent of the Initial Contract Price.

The Standard Form of Performance Security acceptable to the Employer shall be a Bank Guarantee for this purpose. Insurance will not be accepted for this purpose.

Sub Clause 8.1 Commencement of Work 8.1 **Start Date:**

The Start Date is 14 Days from the issue of the Letter of Acceptance.

Sub Clause 8.2 **Time for Completion**

The time for completion for the whole of Works shall be 12Calendar months.

Sub Clause 8.7	**Delay Damages**
	The Delay Damages for the whole of the Works shall be 0.05% of the Initial Contract Price per day.
	The maximum amount of Delay Damages for the whole of the Works shall be 10% percent of the Initial Contract price.
Sub Clause 11.1	**Defects Notification Period**
	Defects notification Period is 365 Days from Taking – over Certificate.
Sub Clause 13.7	**Adjustments for Changes in Cost**
	The Contract is subject to price adjustment in accordance with Clause 13.7 of the Condition of Contracts. **(For the purpose of price fluctuation, the bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.)**
Sub Clause 14.1	**Contract Price**
	The Works described under Day Works is to be paid according to quantity supplied or work done
Sub Clause 14.3 (c)	**Retention Money**
	The retention from each payment shall be 10 percent.
	The limit of retention shall be 5 percent of the Initial Contract Price.
Sub Clause 14.4	**Issue of Interim Payment Certificates**
	Minimum amount of Interim Payment Certificates shall be 6% of the Initial Contract Price.
Sub Clause 14.7	**Payment of Retention**
	The guarantee will be released to the Contractor upon the certification of the Engineer that all Defects notified by the Engineer to the Contractor before the end of this period have been corrected.
Sub clause 18.4	**Professional Indemnity Insurance**
	This amount of insurance shall be 10% if the initial contract price.
Sub Clause 19.2 & 19.4	**Failure to agree Dispute Adjudicator**
	The appointing entity for appointing the Adjudicator is the Construction Industry Development Authority (CIDA).

Section - VI

EMPLOYER'S REQUIREMENT

1. BACKGROUND OF THE PROJECT

The Sabaragamuwa University of Sri Lanka is located at Belihuloya, 160 Km away from Colombo. Being located in an agricultural based rural area, surrounded by small villages, commercial establishments and services such as rent houses and public transportation are poor in the area. Thus it makes extremely difficult for students to find private accommodation facilities within the area. Thus, the University has taken the maximum effort to provide accommodation facilities for students, those who are coming from various parts of the Country to Belihuloya to pursue their higher studies in the University Hostels.

High cost are being borne in finding private lodgings, non- prudentially of finding external hostel facilities for students who are following certain courses and difficulties in finding hostel facilities are the major concerns among the burning issues that are faced by these university students. Some students become difficult due to the lack of suitable hostels in the area.

Accordingly, there is an expeditious requirement to provide hostel facilities for 16,000 students inclusive the students from low- income families. Therefore, considering this issue, as a strategy to solve it promptly, an expeditious plan had been prepared to construct buildings. Necessary steps were taken to construct and complete 55 hostels within a period of four years by the Government.

Under this development programme, the Sabaragamuwa University of Sri Lanka intends to proceed with the **Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka.** This project is integral to the University's strategy for strengthening academic infrastructure, improving student welfare facilities, and supporting the continued expansion of Faculties, Departments, Units, and Centers at the Sabaragamuwa University of Sri Lanka.

The works to be executed under this contract shall include all design, construction, completion, testing, commissioning, and handing-over requirements specified by the Employer in accordance with SBD-04 (Design & Build) provisions.

BASIC INFORMATION ON THE PROJECT

1. Project Title : **Design, Construction and Commissioning of Hostel Building for 400 Students at Sabaragamuwa University of Sri Lanka.**
2. Executing Agency : Sabaragamuwa University of Sri Lanka
3. Progress Monitoring : Planning Division, Higher Education, Ministry and UGC
4. Physical Information on the Building Proposed :

It will be conventional /precast storied buildings **having at least 35,000 Square feet** with suitable general Roof (Not roof slab). The building shall be designed, constructed, and commissioned to accommodate student residential use and associated facilities, and shall include, as a minimum, the followings:

I. No. of rooms :Rooms for 400 students accommodation + sub warden accommodation with toilet facility
II. Room Balcony
III. Area of room for sufficient 4 students (Occupying 2 bunker beds, wardrobes, tables and chairs as university reqd)
IV. Reading hall and pantry with worktop
V. Sufficient lighting and orbital/suitable fan
VI. Sufficient Sewer drainage system for 400 students
VII. Sufficient Waste water drainage system for 400 students
VIII. Overhead tank or any water supply mechanism– Minimum half day capacity
IX. Two toilet blocks for each floor
X. One toilet complex should be comprised with 5 toilets, 6 shower cubicals, 5 wash basins, etc
XI. Fire extinguishers
XII. Disable access to the ground floor rooms
XIII. Disable toilet at ground floor
XIV. Corridors

THE SITE AND LOCATION :

Sabaragamuwa University of Sri Lanka,
P.O. Box 02,
Belihuloya.

RESPONSIBILITY OF THE UNIVERSIY

- The University shall provide suitable and buildable land for the project with adequate Width, Length & working area to facilitate construction activities, machinery operation, and accommodation of a workforce exceeding 150 personnel, and the prepared site shall have a minimum bearing capacity of 150 KN/M2.
- Clearing of selected sites including removing of trees & abundance Buildings.
- Leveling the site as flat land to suit the construction of foundation directly.
- Provide drinking water facilities to the site from the university.
- Provide construction water to the site from the university. (bill will be paid by contractor, monthly)
- Provide 3 phase electricity to the site from the university. (bill will be paid by contractor, monthly)
- Provide suitable space to construct temporary huts for the workers accommodation.
- Access to the site for heavy vehicles and machineries to transport pre-cast items.
- Monthly progress review meeting chaired by the vice chancellor
- No scope changes to propose.
- Permission to enter the construction site.
- obtain necessary approvals of relevant authorities such as UDA, RDA Environment, Forest, Municipal Council, Pradeshiya Sabha if necessary.
- Payment of CEB, Water board at the beginning if any such expenses incurred.

MAIN FEATURES OF THE HOSTEL BUILDING

Structure	❖ Reinforced Cement Concrete (RCC) framed structure comprising: • Foundations designed for a **minimum bearing capacity of 150 kN/m²**. • Columns, beams, and slabs using **in-situ RCC.** ❖ System formwork or other approved **fast-track construction technologies shall be adopted.** ❖ Structural design shall comply with : • **BS 8110, BS 8004,** and other relevant **British Standards.** ❖ Structure shall be designed for: • Long-term serviceability, and minimum deflection.
Rooms	❖ Rooms for 400 students with common bath rooms, minimum 100 rooms for students and Sub warden accommodation with toilet facility. Rooms designed for 4 students per room ❖ Minimum clear area sufficient to accommodate: • 4 beds • Study tables and chairs ❖ Each room to include: • Adequate natural lighting and cross ventilation. • Electrical Power outlets suitable for student use. • Wifi & Internet Access facilities • Orbital fans • Balcony with safety railing and separation grills.
External walls	Minimum 150mm wall with cement plaster
Sub Warden Rooms	❖ Dedicated Sub- Warden accommodation including: • Bedroom • Attached toilet ❖ Strategically located for effective supervision and security. ❖ One number office space.
Facility for Disables	Disable toilet with bathing facilities in ground floor, access to building
Pantry	Relevant common pantry facilities shall be provided in the building and/or at designated floors as per the approved design. Each pantry shall be designed to accommodate simultaneous use by multiple students and shall include the following minimum provisions: ❖ Not less than four (04) separate worktop areas, each capable of being used independently by at least one student, enabling a minimum of three to four (3-4) students to use the pantry at the same time without congestion. ❖ Not less than four (04) separate sink units, located at separate positions within the pantry layout and directly associated with the worktop areas, to allow parallel usage. ❖ Each worktop area shall be provided with:

	• Durable, easy-to-clean worktop surface suitable for heavy hostel use. • Dedicated electrical socket outlets suitable for small kitchen appliances, • Adequate task lighting. ❖ Pantry sink units shall be provided with: • Proper trapped drainage connected to the wastewater system, • Branded, heavy- duty fittings suitable for continuous 24 x 7 usage. ❖ Powder Coated Aluminium Wall-hung pantry cupboards shall be provided above worktop areas for common storage, fixed securely and designed to withstand long-term student use. (Powder coating shall be carried out using polyester coating with proper and appropriate pre-treatment to a coating thickness of not less than 60-80 microns, measures on all significant surfaces. All aluminum sections shall be fully treated extruded Aluminum alloy sections in accordance with BS 1470, 1471, 1473, 1474 or latest relevant EN Standerd. All Aluminum sections shall be present clear, straight and sharply defined lines. They shall be free from defects impairing strength, appearance and durability). ❖ Pantry layout, finishes, and fittings shall be coordinated with architectural, electrical, and plumbing designs and shall be subject to the approval of the Employer / Engineer.
Internal walls	Minimum 100mm solid block wall with cement plaster
Floor	Floor finishes for the building shall be provided as follows: ❖ **Bedrooms and Corridors** • Cement rendering finished smooth and true to level. • Glass strip expansion joints shall be provided at regular intervals and at all necessary locations. Including door thresholds and changes in direction, to control shrinkage cracking and thermal movement. • Floor finish shall be durable, slip-resistant, and suitable for heavy hostel usage. ❖ **Reading Rooms, Pantries, and Bathrooms /Toilet Areas** • Ceramic / homogenous heavy- duty floor tiles shall be provided. • Tiles shall be non-slip type in wet areas and laid to proper line and level. • Adequate slopes shall be provided in bathrooms and toilet areas to ensure effective drainage towards floor traps, without water stagnation. ❖ **General Requirements** • All floor finishes shall be compatible with the intended use of the space and coordinated with wall finishes, door thresholds, and sanitary fittings. • Floor finishes and expansion joint details shall be shown in the Contractor's design drawings and approved by the Employer / Engineer prior to execution.

Roof and Ceiling	The building shall be provided with a suitable roofing system designed for durability, thermal comfort, and low maintenance, and shall include the following minimum requirements: ❖ A non-slab roofing system (such as metal or equivalent approved system) designed to withstand local wind and weather conditions. Shall incorporate all necessary detailing to prevent bird entry, nesting, or roosting. The roofing system shall include properly sealed ridges, eaves, valleys, roof-to-wall junctions, and service penetrations, together with approved anti-bird meshes or closures where required, to eliminate bird habitation and associated maintenance issues. ❖ Heat insulation provided below the roofing sheets or within the roof assembly, sufficient to reduce heat transmission into occupied spaces and improve thermal comfort. ❖ A ceiling system provided to all applicable areas, designed to: • Shall be timber frames asbestos free ceilings, • Conceal roof structure and services, • Improve thermal and acoustic comfort, • Allow access for maintenance where required. ❖ Roofing and ceiling materials shall be: • Durable and suitable for tropical climatic conditions, • Resistant to corrosion, moisture, and termite attack, • Easy to maintain over the life of the building. ❖ Proper rainwater collection and discharge arrangements shall be integrated with the roofing system and connected to the storm water drainage system. ❖ Need to provide proper access to the roof top for the maintenance purpose. ❖ Roofing slopes, insulation type, ceiling layout, and access provisions shall be clearly indicated in the Contractor's design drawings and shall be subject to approval by the Employer / Engineer.
Wall finishes	Wall finishes for the building shall be provided as follows: ❖ **External Walls** • Finished with weather-resistant exterior emulsion paint, applied over approved waterproofing primers suitable for tropical climate conditions. • The coating system shall provide protection against moisture ingress, UV exposure, and fungal growth. ❖ **Internal Walls** • Finished with interior emulsion paints, suitable for high-traffic institutional use. • Paint shall be washable, low-VOC, and resistant to staining and abrasion. • All internal wall surfaces shall be properly prepared, sealed and finished to a uniform colour and texure. ❖ **Bathrooms and Toilet Areas** • Walls shall be finished with ceramic glazed wall tiles, laid from floor level up to the approved height (minimum full wet-area coverage).

<table>
<tr><td></td><td>

Tile surfaces shall be non-absorbent and suitable for continuous wet conditions.
Joints shall be filled with waterproof, mould-resistant grout.

</td></tr>
<tr><td>External doors/windows</td><td>

❖ External doors and windows shall be provided with aluminium frames. Purpose-made for building use and suitable for tropical climatic conditions.
❖ Glazing shall be pin-headed / obscured glass or other approved non-transparent glazing, ensuring visual privacy to rooms from outside and from common areas, while still allowing adequate natural daylight.
❖ Aluminium sections shall be:

Corrosion-resistant,
Of adequate thickness and strength,
Properly finished (anodized or powder-coated) for long-term durability.

❖ All doors and windows shall be weather-tight, securely fixed, and fitted with appropriate hardware suitable for heavy institutional use.
❖ Sizes, opening types, glazing specification, and fixing details shall be shown in the Contractor’s design drawings and approved by the Employer / Engineer prior to fabrication.
❖ Following dimensions are applied for the frame members of each assembly units.

<table>
<tr><th>Assembly Unit</th><th>Min. Member Depth (mm)</th><th>Mini. Member Thickness (mm)</th></tr>
<tr><td>Partition</td><td>76,100</td><td>1.2</td></tr>
<tr><td>Casement Window, Fanlight</td><td>60,70</td><td>1.2</td></tr>
<tr><td>Sliding door/Window</td><td>70,80,100</td><td>1.2</td></tr>
<tr><td>Door</td><td>100</td><td>1.5</td></tr>
</table>
</td></tr>
<tr><td>Internal doors</td><td>

❖ Internal doors shall be provided as plywood doors or other suitable durable door types, as proposed by the contractor and approved by the design Architect and the Employer / Engineer.
❖ All internal doors shall be fixed to timber door frames, properly seasoned and treated against termite and moisture attack.
❖ Each door shall be provided with heavy-duty locking devices, hinges, and necessary ironmongery suitable for continuous hostel usage.
❖ Door leaves, frames and fittings shall be robust, easy to maintain, and resistant to warping, moisture, and impact damages.
❖ Door sizes, materials, finishes, and hardware details shall be clearly indicated in the Contractor’s design drawings and shall be subject to approval prior to manufacture and installation.

</td></tr>
<tr><td>Electrical</td><td>The Contractor shall design, supply, install, test, and commission a complete electrical installation for the building, fulfilling the functional and operational requirements of a student hostel, including the following minimum provisions:

❖ Lighting

Adequate internal and external lighting shall be provided throughout the building to suit the intended use of all spaces, including bedrooms, corridors, staircases, reading rooms, pantries, bathrooms, and external access areas.
Lighting levels shall be suitable for residential and study purposes and shall use energy-efficient luminaires.

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</table>

	❖ **Power Outlets** • Each student room shall be provided with individual power outlet points for each student, located conveniently at or near each study table. • Additional socket outlets shall be provided as necessary for general room use, pantries and common areas. • All socket outlets shall be properly earthed and protected in accordance with IEE and CEB regulations. ❖ **Fans** • Orbital fans shall be provided in all student rooms and other occupied spaces as required. • A minimum of orbital fans shall be provided in areas, ensuring adequate air circulation and thermal comfort.
Fire protection system	The Contractor shall design, supply, install, test and commissioning a complete fire protection and life safety system for the building, in compliance with applicable fire regulations and standards, and relevant local authority requirements. The system shall include, as a minimum, the following components. ❖ **Portable Fire Extinguishers** • Fire extinguishers of appropriate type and capacity shall be provided at all strategic locations, including corridors, staircases, pantries, electrical rooms, and other risk areas. • Locations and spacing shall comply with applicable fire safety standards and be clearly indicated on fire layout drawings. ❖ **Fire Hose Reel System** • Fire hose reels shall be provided at each floor level and at other required locations to ensure full coverage of all areas of the building. • The hose reel system shall be connected to a dedicated fire water supply and designed for immediate manual operations. ❖ **Fire Water Storage and Plumbing** • A dedicated fire water sump / tank of adequate capacity shall be provided exclusively for fire-fighting purposes. • Fire pumps (duty and standby) with necessary controls and accessories shall be installed to maintain required pressure and flow for hose reels and other fire-fighting equipment. ❖ **Fire Alarm System** • A complete fire alarm system shall be provided, including manual call points, sounders, and control panels. • The fire alarm system shall provide audible warning throughout the building to facilitate safe evacuation. ❖ **Exit Signage and Emergency Lighting** • Illuminated exit signage shall be provided at all exits, corridors, and staircases to clearly indicate escape routes. • Emergency lighting shall be provided along all escape routes and critical areas to ensure visibility during power failure. ❖ **General Requirements**

	• All fire protection systems shall be integrated and coordinated with architectural, electrical, and plumbing designs. • Detailed fire protection drawings, hydraulic calculations and system layouts shall be submitted for approval prior to installation. • Full testing, commissioning, and demonstration of all fire protection systems shall be carried out to the satisfaction of the Employer / Engineer and relevant authorities.
Lightning Protections	A complete lightning protection (lightning arrestor) system shall be designed, supplied, installed, tested, and commissioned for the building in accordance with IEC / BS standards and CEB requirements, to ensure effective protection against lightning strikes. The system shall include air terminals (lightning arrestors), down conductors, test joints, and an efficient earthing system, fully bonded to the building's electrical earthing network. All components shall be corrosion-resistant and suitable for tropical climatic conditions. The designs, layout, and earthing resistance values shall be clearly indicated in the contractor's design drawings and calculations and shall be subject to approval by the Employer / Engineer prior to installation. The Complete lightning protection system shall be tested and certified before handover and shall be deemed included in the Contract Price.
Drainage System	Sewer drainage system and waste water drainage system in considering 400 students should be linked to the existing system (Sewerage Treatment Plant).
Ramp & Drain	The Contractor shall design and construct suitable access ramps and a peripheral drainage system around the building in accordance with the University's requirements and applicable standards, including the following minimum provisions. ❖ **Access Ramps** • Ramps shall be provided at all required locations to ensure safe and convenient access, including access for persons with disabilities. • Ramp gradients, widths, landings, handrails, and surface finishes shall comply with relevant regulations and university standards. • Ramp surfaces shall be non-slip, durable, and suitable for continuous institutional use. ❖ **Peripheral Drainage** • A continuous and adequately sized surface drain shall be provided around the building to effectively collect and convey rainwater and surface runoff. • Drains shall be designed to prevent water stagnation, dampness, or flooding near foundation and access routes. • Drainage shall be properly connected to the site storm water disposal system or other approval outfall. ❖ **Coordination and Design Approval** • Ramp layouts, drainage details, levels, and slopes shall be fully coordinated with architectural, structural, and external works designs. • All details shall be clearly shown in the Contractor's design drawings and shall be subject to approval by the Employer / Engineer prior to construction.

Water Service	The Contractor shall design, Construct, Supply, install, test, and commission a complete water storage and supply system for the building, suitable for continuous hostel operation and designed to serve 400 students, in accordance with University requirements and applicable standards. The system shall include the following minimum provisions: ❖ **Overhead Water Storage** • An overhead water tank (OH tank) or other approved internal water supply system shall be provided with a minimum half-day water storage capacity, calculated based on the full occupancy of the hostel. • Where an OH tank is provided, it shall be constructed in reinforced cement concrete (RCC) and structurally integrated with the building or supported on an approved RCC staging structure. • Safe and permanent ladder access to the OH tank shall be provided for inspection, operation, and maintenance, complete with necessary safety features. ❖ **Ground Water Sump** • A ground-level water sump with a minimum storage capacity of 50 cubic meters (50 m^3) shall be provided as part of the water supply system. • The sump shall be constructed in reinforced cement concrete, watertight, and provided with access covers, ventilation, overflow, scour, and level control arrangements. • The sump shall serve as the primary storage and balancing reservoir feeding the overhead tank or internal distribution system. ❖ **Pumping and Distribution** • Suitable water pumps, controls, and pipework shall be provided to transfer water from the sump to the overhead tank or distribution system. • Pumps shall be mounted on anti-vibration supports and provided with necessary standby arrangements, as appropriate. • The internal distribution system shall ensure adequate pressure and uninterrupted water supply to all floors and fixtures.
Day Lightning System	The contractor shall design and provide an effective day lighting system to enhance natural illumination within the building and reduce dependency on artificial lighting, in accordance with university requirements and approved design principles. The system shall include the following minimum provisions: ❖ **Day lighting method** • Day lighting shall be achieved through approved means such as solar tubes, skylights, light wells, clerestory openings, or equivalent systems, particularly for corridors, staircases, and other common areas where direct natural lighting is limited. • The proposed system shall be fully integrated with the architectural and roofing design and shall not compromise weather tightness or structural integrity. ❖ **Illumination Performance** • the day lighting system shall be designed to provide a minimum cumulative daylight illumination equivalent to 100,000 lumens,

	distributed appropriately across the designated common areas, under standard daylight conditions. • The contractor shall demonstrate compliance with this requirement through design calculations, manufacturer data, and layout drawing, submitted for approval. ❖ **Quality and Comfort** • Day lighting shall be glare-controlled and evenly distributed to ensure visual comfort. • Materials used shall be UV-resistant, durable, and suitable for tropical climatic conditions.
Wi-Fi Networking	The project requires the provision of a comprehensive Wi-Fi network with both indoor and outdoor coverage to ensure reliable internet access for all occupants. The system should deliver stable, high speed connectivity across the entire hostel premises to support academic and communication needs.

Following special features should be introduced.

- **Fast-Track Construction.**

  The Contractor shall adopt a fast-track construction methodology to ensure completion of the works within the stipulated contract period. Proven systems such as, system formwork, modular construction techniques, or other approved rapid – construction technologies (except precast concrete elements) shall be implemented. The proposed methodology, sequencing, and resource deployment shall be clearly indicated in the work programme and method statements submitted for approval.

- **Energy- Efficient and Low- Maintenance Lighting and Ventilation.**

  All lighting and ventilation systems provided shall be energy-efficient, durable, and low- maintenance, suitable for continuous hostel operation. Lighting shall utilize long life, energy-saving luminaires, while ventilation shall be designed to maximize natural airflow and reduce dependency on mechanical systems, thereby minimizing operational and maintenance costs.

- **Dual- Side Door and Window Louver Ventilation for Rooms.**

  Student rooms shall be provided with door and/or window louver systems on both the external façade and corridor side, enabling effective cross-ventilation. Louvers shall allow controlled airflow while maintaining privacy, security, and durability. The size, type and positioning of louvers shall be detailed in the design drawings and approved prior to installation.

- **Solar tube day lighting system for corridors.**

- **Enclosed Stairwells.**

  All stairwells shall be fully enclosed as part of the fire and life-safety strategy of the building. Enclosures shall be constructed in accordance with fire regulations to provide protected escape routes, control smoke spread, and ensure safe evacuation. Adequate lighting and ventilation shall be provided within stairwells as required.

- **Balcony Separation Grills and Safety Railings.**

  Balconies shall be provided with separation grills between adjacent rooms to ensure privacy, together with safety railings of adequate height and strength to prevent accidental falls. All grills and railings shall be securely fixed, corrosion-resistant / concrete, and designed to prevent climbing.

- **Inlet and Outlet Airflow Through Rooms**

  Student rooms shall be designed to ensure effective inlet and outlet airflow, promoting natural ventilation and thermal comfort. Necessary air grills, vents, or opening shall be provided at suitable locations to maintain continuous air movement without compromising safety or privacy.

- **Inlet and Outlet Airflow Through Corridors**

  Corridors shall be designed with provisions for natural inlet and outlet airflow along their length. Openings, louvers, or ventilated elements shall be incorporated to prevent heat build-up and ensure comfortable movement spaces, while maintaining security and fire safety requirements.

- **Floor Drops for Shower Cubicles**

  Shower cubicles shall be constructed with clearly defined floor drops to prevent the spread of water to adjacent dry areas. Proper gradients shall be formed to direct water efficiently to floor traps, and waterproofing layers shall be provided beneath floor finishes to prevent leakage.

- **Floor Gradients in Bathrooms and Toilet Complexes.**

  All bathrooms and toilet complexes shall be constructed with adequate and uniform floor gradients to ensure rapid drainage and avoid water stagnation. Slopes shall be properly coordinated with sanitary fittings, floor traps, and finishes, ensuring hygienic and safe wet-area performance.

THE SPECIFICATIONS SHALL BE AS GIVEN BELOW.

The main applicable British Standards and CIDA specifications that the design has to confirm to are listed below for easy reference. However the design has to confirm to all other non listed British Codes of Practise that is relevant to the design.

Publication No	Description
BS 8110	Reinforce concrete design
BS 5950	Structural steel design
BS 8004	Design of foundation
SCA/4/I	Specifications for Building Works (Vol. I) Third revision, July 2004
SCA/4/II	Specifications for Building Works (Vol. I) Third revision, July 2004
SCA/3/2	Specifications for Water Supply Sewerage and Storm Water Drainage works Second Edition, April 2002
SCA/8	Specifications for Electrical and Mechanical Works associated with Building and Civil Engineering Sri Lanka, Second Edition, August 2000
ICTAD/DEV/14	Fire regulations
BS 5306: Part I : 1976 (1998)	Fire Extinguishing Installations and equipment on premises.
Gazzert Notification	For disable facilities and access

SPECIAL CONSIDERATION IN SPECIFICATIONS

Electrical System

Electrical installation should be done in accordance with IEE and CEB regulations to establish all the safety requirements. **The successful bidder should supply and install all the service lines from the transformer (or from the nearest external supply outlet) if distance is shorter from source**. The successful bidder should responsible for testing and commissioning of each installation to ensure that it is in proper working order. (No transformer installation to the contractor)

A main electrical panel room shall be provided at the ground floor, and sub-panel rooms shall be provided at each level, suitably sized and ventilated. Distribution boards, cabling, protection devices, and accessories shall be properly coordinated and clearly labelled for ease of operation and maintenance.

The lighting system throughout the building shall be of energy-saving and environmentally friendly type, suitable for continuous hostel usage, and designed to provide adequate illumination for all functional spaces.

In all student rooms, adequate illumination shall be provided together with all necessary power outlets for four (04) students, conveniently located at or near each student's study table. Electrical fans (Orbital fans) as appropriate, shall be provided to ensure adequate air circulation and thermal comfort.

All electrical layouts, load calculations, point schedules, and panel arrangements shall be include in the Contractor's design submissions and shall be subject approval by the Employer / Engineer prior to execution.

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Water Supply

The Contractor shall design, supply, install, test and commission the complete water supply system for the building in accordance with approved standards and University requirements.

The Contractor is to pressure test pipes after fixing taps and stop cocks and fittings prior to concealing, under the supervision of the Engineer or his representative, and test results shall be recorded and submitted for approval.

The contractor shall provide the Engineer with the manufacturers' certificates of the standard, quality of the materials before commencing the works. No materials shall be installed without prior approval.

All water pumps where provided as part of the system, should be mounted on inertia bases fitted with anti-vibration mountings to minimize noise and vibration transmission to the building structure. Pump installations shall be suitable for continuous operation and ease of maintenance.

Flexible connections should be provided on connections between pump units and pipe work to accommodate vibration, thermal movement and maintenance requirements, ensuring long-term reliability of the system.

All taps, shower appliances, cocks and floor waste covers, used in the plumbing installation shall be chromium plated brass (CP brass) or stainless steel item unless otherwise stated. (branded fittings with manufacturer authorization certificate of suitability for continuous usage since this is 24x7 serviced hostel)

Sanitary Fittings and Plumbing

All sanitary and plumbing works shall be resigned, supplied, installed, tested and commissioned by the Contractor as part of the Works and shall be carried out exclusively by licensed sanitary plumbers in accordance with the approved drawings, specifications, and instruction issued at site.

The layout positions shown on drawings shall be considered indicative only. Final locations of sanitary fixtures, floor traps, inspection points, and pipe routes shall be confirmed and adjusted at site as directed by the Architect and / or Engineer, without additional cost to the Employer.

All plumbing fixtures and fittings, including water closets, wash basins, showers, valves, traps, and accessories, shall be submitted for approval by the Architect and Engineer prior to ordering and installation. No fixture of fitting shall be installed without prior written approval.

All items of pipes, specials and fittings shall be suitable for sewerage works purposes and for use with raw domestic sewage and installation and operation in a damp tropical climate with temperature between 20^0C to 40^0C and relative humidity of 80%.

Materials and installations shall be corrosion-resistant, watertight, durable and suitable for continuous institutional use. All sanitary and plumbing installations shall be tested for leakage, proper flow, and functionality prior to concealment and again prior to final handover.

Materials

The Employer suggests following standards for material to be used and if the standards for the material proposed by the successful bidder are different from above he should prove that proposed standards are equal or superior to suggested standards and should obtain the Engineer's approval before use.

Item	**Specification**
Cement	Ordinary Portland Cement confirming to SLS 107-1995
Reinforcement	Grade f_y=460 N/mm^2 – deformed high yield steel bars and Grade f_y=250 N/mm^2 -Plain round steel bars confirming to BS 4449-1997

Ready mixed concrete	BS 1919, BS 8110 and BS 5328:1981
Bricks	SLS 391-1978
Cement Blocks	SLS 855
Aluminium Extrusions	BS 1470,1471,1473, 1474 Powder coating to a minimum thickness of 60-80 microns
Aluminium Doors, Windows and Partitions	BS 4873
Structural Steel	Should be of Grade 43 confirm to BS 3693 & 4320:1968
Brass / Stainless Steel Fittings, Locks, Door Closers, Floor hinges etc	Heavy Duty Type
Silicone Sealant	UV Resistant Tropicalized Silicone Sealant
Paint	Approved quality SLS standards
PVC Pipes & Fittings (Water Service)	PVC ISO Type 1000
PVC Pipes & Fittings (Waste Water & Sewerage)	PVC ISO Type 600
Gate Valves Stopcocks etc	Heavy Duty Brass Fittings
Ceramic Floor Tiles	Homogeneous Heavy Duty Type
Ceramic Wall Tiles	Glazed Homogeneous Heavy Duty Type
Sanitary Fittings	American Standards, White Colour
Water Fittings & Toilet accessories	SLS Standards
Sunk Switches, 10A	B.S. 3676
13A Switched Socket Outlets, Plugs & Adopters.	B.S. 1363
5A and 15A Switched Socket Outlets	B.S. 546
R.C.C.B./R.C.D.	B.S.4293, IEC1008, BS EN 61008
M.C.B.	IEC 898 or BS EN60898 or IEC 947-2 or B.S.3871:Part 1
M.C.C.B	07. I.E.C.947-2:1989 BS EN60947-2:1992
Consumer Unit	B.S. 5486 Part 1 & Part 13 L.E.C.439-

Cu/PVC/SWA/PVC Cables, Cu/PVC/PVC Cables	B.S. 6346 B.S. 6004:1995 & SLS 733:1995
Cu/XLPE/SWA/PVC Cables, Cu/XLPE/PVC Cables	B.S. 5467
Wiring Cable	SLS Certificate
PVC Conduits	BS 4607 & BS 6099
Exhaust Fans	BS 5060 I.E.C.879:1987)
Ceiling Fans	BS 367
Compact Fluorescent Lamps (CFL)	
Lighting Fixtures	EN 60598, BS 4533
Steel enclosures (Epoxy powder coated finish)	IEC 529, BSEN 60529
PVC Conduits	BS 4607, BS 6099
GI conduits	BS 4568 Part I

TOR to the contractor

Building structure

The building structure should be designed in accordance with the British standard codes of practices (for loading, material, wind, foundation design, structural design calculations etc.). If the bidder proposes any other design method he should submit the details with his bid. The structure to be a reinforced cement concrete framed structure and if the bidder propose to use any other method, he should submit all the details with the bid.

Following objectives are established for the assignment based on the Employers requirement. Bidders are highly advised to analyze the objectives and comment their views with required alterations in order to fulfill the Employers requirement with the bid.

1. The contractor shall carryout and be responsible for the design of the works. Design shall be prepared by qualified Chartered Architects and Engineers in relevant field. The contractor shall submit to the employer for consent the name and particulars of each proposed designer. **All the drawing should be certified by the relevant professional with mentioning the Membership number and the relevant professional body.** Develop schematic design for proposed building (with alternatives) Bidders are advised to submit draft schematic design (with alternatives) with their bids.

2. Detail Design
   - Provide comfortable living conditions with basic facilities including lighting, sanitation, and ventilation (as per the standard).
   - Ensure safety and security measures are incorporated in the design to safeguard residents.

3. Establish technical specification in accordance with the Employers requirements and any alternatives proposed with bid and agreed by the Employer

4. Construct the building in accordance with Employers requirements and specifications established including Contract Administration, Project Management, Construction Supervision etc.

5. Carryout any inspection needed during the defect liability period and take necessary action to rectify.

Schematic Designing Phase

The Employer shall have power to engage an independent party to review the designs at any stage, if required to ensure that the design satisfies the requirements of the Employer in terms of safety, stability and serviceability and to comment on the validity and the satisfactory compliance with the relevant building regulations, codes and standards. They are not required to comment on the choice of the design solution of the contractor unless the Employer has specifically requested to do so.

a. Discuss the client's requirements
b. The room size should be important to position all the required room furniture for 4 students (furniture layout should be submitted to the University. It is essential)
c. Analyze the client's requirements, prepare fully developed brief outline proposals etc. and submit the client approval
d. Submit the work programme for designing activities
e. Prepare Preliminary sketch design to interpret the design requirements
f. Analyze the requirement of services such as water, electricity etc.
g. Obtain Employers approval for the schematic design

Design Development Phase

a. Preparation of Detailed Architectural drawings to a scale including elevation, section etc.
b. Specially room size for all 2 bunker beds, wardrobes, tables and other university minimum requirements
c. Preparation and submission of Design Development documents consisting of a set of Architectural drawings, Structural Drawings, plumbing drawings, Electrical and Mechanical drawings etc. and all the related construction drawings acceptable to the Employer. All drawings to be certified by a Chartered Engineer in relevant field
d. Prepare specification acceptable to the employer
e. Decide on the type of construction quality of materials and standards of workmanship
f. Obtain approval for type of construction finishing material etc. Sub contracts for mechanical and electrical system etc.

Construction and Contract Administration Phase

The scope of this phase shall be the total responsibility of the design and build contractor for constructions, supervision, contract administration and management etc.

a. Prepare and submit master work programme for the entire project acceptable to the Employer
b. Client's approval for construction materials according to the stipulated specification
c. Examine the work programme to complete the project within the contracted period. Delays during the construction should be avoided or minimized.
d. Construction Manager/Resident Engineer and 3 Technical officers should be responsible all the quality control in day to day work activities, progress, utilizing labour and machinery to the site to complete the construction as at agreed date. Finishes should be very neat and address to the important areas at the finishing stage.
e. Construction programmereview meetings with employer and submitting progress report to the employer every two weeks time
f. Ensure testing and quality control conformity
g. Requirement and ensuring completion on time within cost and to the required quality Standards
h. Develop and implement a project monitoring system

i. Organize regular progress meeting with their team
j. Ensure that all necessary pre-commissioning checks are carried out as necessary for the plant, Equipment etc.
k. Ensure that all maintenance manuals drawings, plans and other instructions
l. Employ adequate qualified Resident site staff members during the construction period minimum staff required to be as follows: (In addition to the staff given in the schedule "Minimum Key Professional Staff")

	Position (full time)	**Minimum Qualification**
1	Construction Manager/Resident Engineer	B.SC (Eng) with 10 year experience in multi storied buildings
2	QC & QA Engineer	B.SC (Eng) with 8 year experience in multi storied buildings
3	Safety Officer	Minimum of five (05) years of relevant experience in construction safety management with at least three (03) years' experience in multi storied buildings.
2	03 Nos. Construction Supervisors/Technical officers including at least quailed MEP officer	NDT/HNDE/NCT/TTI/Diploma or equivalent with 6 years experience in multi storied buildings

Completion of the building

a. Arrange to test all the systems installed and arrange to hand over all test reports and any other documents needed as per the specifications
b. Completion of the building to a satisfactory of the employer and handing over along the assets list, warranty certificate, testing & commissioning certificates, service agreements after warranty and introduce of service suppliers to the university
c. Prepare and hand over maintenance manual services and as built drawings to the client
d. Advise and hand over relevant document regarding service agreement on equipment and services to the employer
e. Arrange the specialist contractors to train the employer's staff to operate the system and plans
f. Ensure that all necessary pre-commissioning checks are carried out as necessary for the plant, equipment and building
g. Ensure that all necessary operation and maintenance manuals, drawings, plans and other instructions are supplied to the Employer

Defect liability period

a. Carry out any inspection needed during the defect liability period and prepare list of defect to be rectified and attend to rectify those defects
b. Handover warrantees and guarantees to the employer

c. Upon completion of the defect liability period hand over the building acceptable to the employer

MINIMUM KEY PROFESSIONAL STAFF TO BE ASSINGNED DURING THE DESIGNING PHASE AND CONSTRUCTION PERIOD (PERIODIC VISIT AND CLOSE ATTENTION) SHOULD BE AS FOLLOWS:

Staff position	**Minimum Academic Qualification**	**Minimum Experience**
Team Leader/Project Manager	B.Sc. Engineering / Architecture Degree or equivalent with professional qualification	15years experience in the field of Engineering/ Architecture, specialized in Designing, Project Management etc. of multi storied building projects.
Project Architect	B.Sc. Engineering / Architecture Degree or equivalent with professional qualification	10years experience in the designing and construction of multi storied buildings and associate structures.
Structural Engineer	B.Sc. Engineering Degree in Civil engineering or equivalent acceptable to the Client with full professional qualifications	10years experience design of multi storied buildings
Architect	B.Sc. in Architecture or equivalent with full professional qualifications acceptable to the Client	6 years of experience in architectural designing of multi storied buildings and associate structures
Mechanical/Service Engineer	Should be a Chartered Mechanical or Electro-mechanical or Building Service Engineer	8 years experience in design of Mechanical Engineering/Service installations (water supply, sewer disposal, waste water disposal, fire protection) in multi storey buildings in similar nature
Electrical Engineer	B.Sc. Engineering Degree in Electrical and / or IT Engineering or equivalent acceptable to the Client with full professional qualifications	8 years of experience in building trade and capable of handling IT net works and cablingin multi storey buildings in similar nature.

Note : Site Staff is mentioned under the "Construction and Contract Administration Phase" para.

<<---TOR finish.

Section – VII (a)

FORM OF BID

FORM OF BID

NAME OF CONTRACT: Design, Construction and Commissioning of Hostel Building for 400 students at Sabaragamuwa University of Sri Lanka

To: Vice Chancellor,

Sabaragamuwa University of Sri Lanka

We have examined the Conditions of Contract, Employer's Requirements, Schedules and Addenda Nos. …… for the execution of the above – named Works. We accordingly offer to design, execute and complete the said Works and remedy any defects fit for the purpose, in conformity with the Bidding Documents and the enclosed Proposal, at the sum stated in the Form of Price Proposals included in a separate envelope and submitted with this bid, or other such sums as may be determined in accordance with the terms and conditions of the Contract.

We confirm that our bid includes this General Information, Price Proposal, and Design/Technical Proposal sealed under three separate envelopes.

We agree to abide by this Bid until ……2026 and it shall remain bidding upon us and may be accepted at any time before that date.

We confirm that, we (including all members of a joint venture and subcontractors) are not associated, directly or indirectly, with the consultant or any other entity in preparation of the design, specification, and other documents for the contract.

If this offer is accepted, we will provide the specified Performance Security, commence the Works as soon as reasonably practicable after the Commencement Date, and complete the Works in accordance with the above - named documents within the Time for Completion. We will ensure that works will be done in conformity with the contract.

Unless and until a formal Agreement is prepared and executed this Bid, together with your written acceptance thereof, shall constitute a binding Contract between us.

We understand that you are not bound to accept the lowest offer or any other bid you may receive.

…….

Signature of the persons duly authorized to sign documents for and on behalf of ……

……...……..

Address: ……..

……..……

…….

Date: ……

Section – VIII (a)

SCHEDULES

Related to General Information

Schedule A 1 - Preliminary Information

(enclose this schedule in the envelope marked, " Envelope 1 – general Information")

(i) If pre qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application

(ii) For joint ventures, each joint venture partner shall furnish information separately

ITB Clause reference	Description	Information (to be filled by the Bidder)	Remarks
3.1	**ICTAD/ CIDA Registration**		Provide certified copies and label them as attachment to Clause3.1
	Registration Number		
	Grade		
	Spatiality		
	Expiry Date		
3.2	**NCCASL membership**		Provide certified copies and label them as attachment to Clause3.2
	Number		
	Expiry Date		
4.1 (a)	**Legal Status**		
	If a Joint Venture, names and addresses of Joint venture partners	1. …… 2. …… 3. ……	Provide certified copy of the Joint Venture Agreement.
	If a Joint Venture, names of the Lead Partner		
	For joint ventures, each joint venture partner shall furnish Legal Status separately.		
	Name (Lead Partner)		Provide certified copies and label them as attachment to Clause 4.1 (a)
	Legal status		
	Place of registration		

	Principal place of business		
	Written power of attorney of the signatory to the Bid	Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a)	
	VAT Registration Number		Provide certified copies and label them as attachment to Clause 4.1 (a)
	Name (Partner 2)		
	Legal status		
	Place of registration		
	Principal place of business		
	Written power of attorney of the signatory to the Bid	Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a)	
	Name (Partner 3)		
	Legal status		
	Place of registration		
	Principal place of business		
	Written power of attorney of the signatory to the Bid	Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a)	

Schedule A 2 – Annual Turn over Information

(Construction only – five years during Last eight years)

(*enclose this schedule in envelope marked " Envelope 1 – General Information")*

(i) If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.

(ii) For joint ventures, each joint venture partner shall furnish information separately.

Years from last 8 yrs	Turn –over	Remarks
1		Attach audited reports and label them as attachments to Clause 4.1 (a) (i)
2		
3		
4		
5		

Schedule A 3 – Adequacy of Working Capital

(enclose this schedule in envelope marked "Envelope 1 –General Information)

If pre qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application

Source of credit line	Amount	Remarks
		Provide documentary evidence and label them as attachment to Clause 4.1 (a) (ii)
Total		

Schedule A 4 – Construction Experience in last five years

(enclose this schedule in envelope marked, "Envelope 1 – General Information)

If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.

) For joint ventures, each joint venture partner shall furnish information separately.

) List similar works first.

Year	Employer	Description of Works	Amount (Project Cost)	Contractor's Responsibility (%)
		Total		

Schedule A 5– Design experience in last five years

(enclose this schedule in envelope marked, "Envelope 1 – General Information)

If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.

) For joint ventures, each joint venture partner shall furnish information separately.

) List similar works first.

Year	Employer	Description of Works	Amount*	Contractor's Responsibility (%)
		Total		

Schedule A6 – Major Items of Construction Equipment Proposed (enclose this schedule in envelope marked “Envelope 1 – General Information”)	
Type	**Capacity**

Check List for Bidders

Bidders are advised to fill the following table:

ITEM	ITB Clause	YES (tick)	REFERENCE
Form of Bid			
Addressed to the **Employer?**	18		
Completed?	18		
Signed?	18		
Bid Security Declaration Form (if required)			
Properly filled and signed	16		
Bid Security (if required)			
Addressed to the **Employer?**	16		
Format as required?	16		
Issuing Agency as specified?	16		
Amount as requesting?	16		
Validity 28 days beyond the validity of Bid?	16		
Qualification Information			
All relevant information completed?	4		
Signed?	4		
Addendum			
Contents of the addendum (if any) taken in to account?	10		
BID package			
All the documents given in ITB Clause 12 enclosed in the original and copy?	12		
ITB Clause 19 followed before sealing the Bid Package?	19		

VOLUME 2

CONTENTS

Section – VII (b)

FORM OF DESIGN &TECHNICAL PROPOSAL

FORM OF DESIGN/TECHNICAL PROPOSAL

Name of Contract: Design, Construction and Commissioning of Hostel Building for 400 students at Sabaragamuwa University of Sri Lanka.

To: Vice Chancellor

Sabaragamuwa University of Sri Lanka

We have examined the conditions of contract, Employer's Requirements, Schedule and Addenda Nos.-……for the execution of above-named works.

We accordingly offer to design, execute and complete the said Works and remedy any defects, fit for purpose in conformity with these Bidding Documents and enclosed proposal. We are hereby submitted our Bid, which includes this Design/Technical Proposal, General Information and a Financial Proposal sealed under a separate envelopes.

We understand that you are not bound to accept the lowest offer or any other bid you may receive.

…….

Signature of the persons duly authorized to sign documents for and on behalf of ……

……...……..

Address: ……..

……..……

…….

Date: ……

Section – VIII (b)

SCHEDULES – Related to Design and Technical Proposal

Schedule B1 – Comments and Suggestions on Employer's Requirements

(enclose this schedule in envelope marked "Envelope 2 – Design and Technical Proposal")

Sheet 1 of …….

Bidders may include observations made on Employer's Requirements and any suggestions for consideration. (Use additional pages if necessary).

Schedule B2 – Contractor's Proposal

(*enclose in envelope marked "Envelope 2 – Design and Technical Proposal")*

Sheet 1 of …….

This schedule should be complete considering all the requirements given in the Employer's Requirements, including design criteria, specifications and technical data. (use additional pages if necessary)

Schedule B3 – Team Composition and Task Assignment *(enclose this schedule in envelope marked, "Envelope 2 – Design and Technical Proposal")*		
A. Design Staff		
Name	**Position**	**Task**
B. Construction Management		
Name	**Position**	**Task**

Schedule B4 – Curriculum Vitae of Key Staff (*enclose Curriculum Vitae in envelope marked, "Envelope 2 – Design and Technical Proposal")*				
Proposed Position:				
Name of Staff:				
Profession:				
Date of Birth:				
Membership in Professional Societies:	**Society/ Institution**		**Membership Category**	**Date Obtained**
Detailed Tasks Assigned:				
Key Qualifications:	*Give an outline of staff member's experience most pertinent to tasks or assignment. Describe degree of responsibility held by staff member on relevant previous assignment and give dates and locations. Use about half a page.*			
Education:	**Institute**		**Qualification**	**Date Obtained**
Employment Record:	**Organization**	**Position Held**	**Responsibilities and Tasks Performed**	**Period**

Certification:	I, the undersigned, certified that to the best of my knowledge and belief, the information is correct.			
Signature of staff member: ……..….. Date: …….				

Schedule B5 – Time Schedule for key staff *(enclose this schedule in envelope marked, "Envelope 2 – Design and Technical proposal")*															
			Months (in the Form of a Bar Chart)												
Name	**Position**	**Activities**	1	2	3	4	5	6	7	8	9	10	11	12	**No. of Months**

Note:- The bidder has to prepare this chart for the entire 12 months.

Schedule B6 – Work Program (Design Related Activities) (*enclose in envelope marked, "Envelope 2 – Design and Technical Proposal")*												
	[1st , 2nd , etc., are months from the Start date											
Design Activity	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th

Note:- The bidder has to prepare this chart for the entire 12 months.

Schedule B7 – Work Program (Construction Related Activities) (*enclose in envelope marked, "Envelope 2 – Design and Technical Proposal")*												
	[1st , 2nd , etc., are months from the Start date											
Construction Activity	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th

Note:- The bidder has to prepare this charts for the entire 12 months.

Section – IX

DRAWINGS

(Architectural floor plan, elevations, finishes schedule, door window schedules, services)

VOLUME 3

CONTENTS

Section – VII (c)

FORM OF PRICE PROPOSAL

FORM OF PRICE PROPOSALS

Name of Contract: Design, Construction and Commissioning of Hostel Building for 400 students at Sabaragamuwa University of Sri Lanka.

To: Vice Chancellor

Sabaragamuwa University of Sri Lanka

We have examined the Conditions of Contract, Employer's Requirements, Schedules and Addenda Nos. …… or the execution of the above–named Works. We accordingly offer to design, execute and complete the said Works and remedy any defects fit for the purpose, in conformity with the Bidding Documents and the enclosed Proposal, for the sum of Rupees (excluding VAT) ……. …….. (Rs……...) or other such sums as may be determined in accordance with the terms and conditions of the Contract. The above amounts are in accordance with the Price Schedule herewith and are made part of this bid. We confirm that our bid includes this Price proposal, Design/Technical Proposal, and General Information sealed under a separate envelopes.

We accept your suggestions for the appointment of Adjudicator, as set out in Bidding Data.

We agree to abide by this bill until …… 2026, and it shall remain binding upon us and may be accepted at any time before that date.

We confirm that, we (include all members of a joint venture and subcontractors) are not associated, directly or indirectly, with the consultant or any other entity in preparation of the design, specifications, and other documents for the contract.

If this offer is accepted, we will provide the specified Performance Security, commence the Works as soon as reasonably practicable after the Commencement Date, and complete the Works in accordance with the above–named documents within the Time for Completion. We will ensure that works will be done in conformity with the contract.

Unless and until a formal Agreement is prepared and executed this Bid, together with your written acceptance therefore, shall constitute a binding Contract between us.

We understand that you are not bound to accept the lowest offer or any other bid you may receive.

…….

Signature of the persons duly authorized to sign documents for and on behalf of ……

……...……..

Address: ……..

……

…….

Date: ……

Section – VIII(c)

SCHEDULES – Related to Price Proposal

Schedule C1 - Price Schedule *(enclose all price schedule in envelope marked, "Envelope 3 – Financial Proposal")*		
Activity 1 : Preliminaries		
Item No:	**Sub-activity description**	**Amount (Rs.)**
1.1	For providing Performance Guarantee	
1.2	For providing Advance payment Guarantee	
1.3	For mobilization in Site	
1.4	Allow lump sum for insurance of works, plant & machinery, material, third party and workmen.	
1.5	Electricity for the works (for settling university bill) (Supply to the site is done by university)	
1.6	Water for the works (for settling university bill) (Supply to the site is done by university)	
1.7	Provide lump sum to construct furnish, maintain & removal at end of contract temporary building for protection & storage of materials & plant and for workshops.	
1.8	Provide lump sum to construct furnish, maintain & removal at end of contract Engineer's office.	
1.9	Provide lump sum to construct furnish, maintain & removal at end of contract Contractor's office.	
1.10	Key personnel – site resident staff over the contract period	
1.11	Supplying specimens and samples of materials used and carried out tests etc	
1.12	Allow for providing safety, Health and sanitary facilities for Contractor's staff.	
1.13	Provide lump sum for safety fences, necessary warning notice, adequate night lighting, night watchers etc.,	
1.14	Provide lump sum for providing security and safeguarding the works, material and plant against damage, vandalism and trespass	

1.15	Provide lump sum for demobilization, removal of all rubbish & debris and clean up site on completion, leveling all in good order and handing over	
1.16	Allow lump sum for providing “As Built” drawings, shop drawings and Operating and Maintenance manual as specified.	
Item No:	**Sub-activity description**	**Amount (Rs.)**
	Any other Sub-activity (Bidder to include)	
1.A1		
1.A2		
1.A3		
1.A4		
1.A5		
1.A6		
1.A7		
1.A8		
1.A9		
1.A10		
	Total for Activity 1 carried to summary	

Schedule C 1 - Price Schedule *(enclose all price schedule in envelope marked, "Envelope 3 – Financial Proposal")*		
Activity 2 : Design		
Item No:	**Sub-activity description**	**Amount (Rs.)**
2.1	Surveying the site (if essential)	
2.2	Site investigations and testing (if essential)	
2.3	Schematic designs	
2.4	Design of the building including essential external works items	
2.5	Quality control, planning, monitoring, testing and remedial measures	
	Any other Sub-activity (Bidder to include)	
2.A1		
2.A2		
2.A3		
2.A4		
2.A5		
	Total for Activity 2 carried to summary	

Schedule C 1 - Price Schedule *(enclose all price schedule in envelope marked," Envelope 3 – Financial Proposal")*		
Activity 3 : Construction		
Item No:	**Sub-activity description**	**Amount (Rs.)**
	Land preparation to suit building construction (bearing capacity 150 KN/m2)	By university
3.1	Excavation and earth work	
3.2	Foundation and substructure	
3.3	Concrete work	
3.4	Waterproofing	
3.5	Masonry work	
3.6	Roof work	
3.7	Timber work and carpentry work	
3.8	Aluminum and metal work	
3.9	Floor, wall, pantry tops, ceiling finishes and handrail work including all tiling works as per the given design	
3.10	Painting and decoration	
3.11	Electrical installation	
3.13	Internal all plumbing and sanitary installations with every type of sinks and fittings	
3.14	Fire extinguishers/ exit signage	
3.15	External plumbing and water supply (from overhead tank or as designed appropriately)	
3.16	Ramp, waste water and sewerage disposal system	
3.17		
3.18		
3.19		

Any other Sub-activity (Bidder to include)		
3.A1		
3.A2		
Item No:	**Sub-activity description**	**Amount (Rs.)**
3.A3		
3.A4		
3.A5		
	Total for Activity 3 carried to summary	

Special Note to the bidder :
YOU CAN ADD/DELETE/MODIFY ABOVE CONSTRUCION ACTIVITY SCHEDULE AS PER YOUR GIVEN DESIGN. YOU CAN PREPARE YOUR OWN FORMAT IN WORD/EXCEL.

Schedule C2 – Price Schedule

(enclose all price schedules in envelope marked, "Envelope 3 – Financial Proposal")

Day Works

Item No:	Description	Unit	Qty	Rate (Rs.)	Amount (Rs.)
D.1	Labourer - un skilled	hours	100.00		
D.2	Labourer– skilled	hours	50.00		
D.3	Bar bender	hours	40.00		
D.4	Mason	hours	50.00		
D.5	Carpenter/Joiner	hours	50.00		
D.6	Plumber/Pipe fitter	hours	40.00		
D.7	Plasterer/Tile fixer	hours	50.00		
D.8	Painter	hours	50.00		
D.9	Plant Operator	hours	30.00		
D.10	Electrician	hours	50.00		
D.11	Aluminum fabricator	hours	40.00		
D.12	Tor steel	Kg	250.00		
D.13	Mild steel	Kg	150.00		
D.14	Cement (50 kg)-Brand ……	Bag	25.00		
D.15	Weather shield paint - CIC or equivalent	Liter	20.00		
D.16	Emulsion Paint - CIC or equivalent	Liter	20.00		
D.17	Enamel paint - CIC or equivalent	Liter	10.00		
D.18	Brick (1000 nr)	Item	1.00		
D.19	Ply wood 12mm thick 4'x8'	Nos.	10.00		

D.20	Ply wood 16mm thick 4'x8'	Nos.	10.00		
D.21	River sand	m^3	10.00		
D.22	20mm aggregate(granite)	m^3	10.00		
D.23	Air compressor (125 cubic feet) any type of drive, including fuel, water, all consumable stocks, spares, hoses and jack hammers.	hours	25.00		
D.24	Concrete mixer, closed drum with hopper any type of drive, fuel and all consumable stocks and spares, capacity 08/7.	hours	25.00		
D.25	Motor lorry, including fuel, all consumable stocks and spares, capacity 3 ton tipper.	hours	20.00		
D.26	Welding machine including all consumable stocks and spares single operator 400 amps.	hours	30.00		
D.27	Backhoe Loader (capacity…….) including -do-	hours	20.00		
D.28	Jack hammer (capacity…….) - including –do	hours	30.00		
Total for Day works carried to summary					

Schedule C3 - Percentage of the Overheads and profits for Plant, Materials or services to be Purchased by the Contractor (if any) under Provisional Sums, in accordance with sub-clause 13.4 of Conditions of Contract *(enclose this schedule in envelope marked, "Envelope 3 – Financial Proposal")*			
Item Number **(1)**	**Amount of Provisional Sum** *(to be filled by the Employer)* **(2)**	**Percentage** *(to be filled by the Bidder)* **(3)**	**Amount of Overhead and Profit** *(to be filled by the Bidder)* **(4)=(2)*(3)/100**
P.1			
Total for Day works carried to summary			

Special Note to the bidder :
If not provisional sums declared by the bidder in schedule C1, the above C3 is not necessary to fill.

Schedule C4 – Price Schedule

(enclose all price schedules in envelope marked, "Envelope 3 – Financial Proposal")

Sheet ….. of…..

Summary

Activity No:	Activity description	Amount
1	Preliminaries	
2	Design	
3	Construction	
	Any other activity (bidder to include**)**	
A		
B		
	Sub Total	
	Discount	
	Add Day Work Schedule	
	Amount carried to Form of Bid	
	Add VAT	
	Total	

Signature of bidder
Seal
Date

Schedule C5 – Input Percentages for Price Adjustment Formula *(enclose this schedule in envelope marked, "Envelope 3 –Financial Proposal")*		
Input Name *(Include major materials below the list, together with percentages for all inputs)*	**ICTAD Reference Indices**	**Percentage** *(percentages listed should added to 90.0)*
Major Plants	P1	
Small Equipments	P2	
Skilled Labour	L1	
Unskilled Labour	L2	
	Total	**90.0**

(For the purpose of price fluctuation, the bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.)