



UVA WELLASSA UNIVERSITY OF SRI LANKA
MINISTRY OF EDUCATION, HIGHER EDUCATION
AND VOCATIONAL EDUCATION

BIDDING DOCUMENT
(Design and Build)

Volume 1 and Volume 2

Design, Construction and Commissioning
Phase I-Faculty of Medicine, Uva Wellassa University of Sri Lanka

EMPLOYER:

Vice Chancellor
Uva Wellassa University of Sri Lanka
Badulla

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VOLUME 1

SECTION 1 - INSTRUCTIONS TO BIDDERS

**Please refer CIDA publication
STANDARD BIDDING DOCUMENT
PROCUREMENT OF WORKS
(DESIGN & BUILD CONTRACTS)
CIDA/SBD/104 – second Edition – February 2023 (Succeeding
ICTAD/SBD/04)**

For

SECTION 1 – INSTRUCTION TO BIDDRES (ITB)

SECTION 3 – CONDITIONS OF CONTRACT (COC)

**Please refer CIDA publication
STANDARD BIDDING DOCUMENT
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(DESIGN & BUILD CONTRACTS)
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For

SECTION 3 – CONDITIONS OF CONTRACT (COC)

SECTION 5 – STANDARD FORMS (CONTRACT)

SECTION 5 – STANDARD FORMS (CONTRACT)

The Form of Agreement should not be completed by the bidders at the time of preparation of bids. The successful bidder will be required to sign the Form of Agreement, after the award of contract.

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

FORM OF CONTRACT AGREEMENT

This Agreement made the ----- [day] of -----[month] 200 ---- [year], between -----
-----[name and address of Employer] (hereinafter
called and referred to as “the Employer”), of the one part, and -----
-----[name and address of Contractor] (hereinafter called and referred to as “the
Contractor”), of the other part:

Whereas the Employer desires that the Contractor design and execute -----
----- [name and identification no of Contract] (hereinafter called
and referred to as “the Works”) and the Employer has accepted the Bid by the Contractor for the design,
execution and completion of such Works and 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 Contract hereinafter referred to.
- (2) The following documents shall be deemed to form and be read and construed as part of this Agreement;
 - (a) the Letter of Acceptance;
 - (b) the Letter of Bid;
 - (c) Letter of Design/Technical Proposal;
 - (d) Letter of Price Proposal;
 - (e) the Contract Data and Special Provisions.
 - (f) these General Conditions of Contract;
 - (g) the Employer’s Requirements;
 - (h) the Schedules;
 - (i) Contractor’s Proposal; and
 - (j) any other documents forming part of the Contract.
- (3) In consideration of the payments to be made by the Employer to the Contractor as indicated in this Agreement, the Contractor hereby covenants with the Employer to design, execute and complete the Works and remedy any defects therein in conformity in all respects with the provisions of the Contract.
- (4) The Employer hereby covenants to pay the Contractor in consideration of the design, execute and complete the Works and remedy any defects therein, 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.

In Witness whereof the parties hereto have caused this Agreement to be executed the day and year first before written in accordance with their respective laws.

Authorised Signature of Employer
SEAL

Authorised signature of Contractor
SEAL

In the presence of:
Witnesses:

1. Name and NIC No. -----
Signature -----
Address -----

2. Name and NIC No. -----
Signature -----
Address -----

**FORM OF PERFORMANCE GUARANTEE
(Unconditional)**

NUMBER :

DATE:

SUM GUARANTEED:

To:[*name of Employer*] (hereinafter called and referred to as “the Employer”)
..... [*address of Employer*]

Whereas[*name and address of Contractor*] (hereinafter called and referred to as “the Contractor) has undertaken, in pursuance of contract No.dated..... to execute
..... [*name of Contract*] (hereinafter 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 sum specified therein as security for compliance with its obligations in accordance with the Contract;

AND WHEREAS we have agreed to give the Contractor such a Guarantee;

NOW THEREFORE we hereby affirm that we are the Guarantor and 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 thereunder 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 notice or any such change, addition or modification.

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

Signature and the Seal of the Guarantor:

Name of the Bank:

Address:

Date:

Witness:

FORM OF GUARANTEE FOR MOBILISATION ADVANCE PAYMENT

NUMBER: DATE:

SUM GUARANTEED:

To: *[name of Employer]* (hereinafter called and referred to as “the Employer”)
.....*[address of Employer]*

Name of the Contract

In accordance with the provisions of the Conditions of Contract, of the above mentioned contract *[name and address of Contractor]* (hereinafter called and referred to as “the Contractor”) shall deposit with the Employer a bank guarantee 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 other modification of the terms of the Contract or of the Works to be performed thereunder 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 Bank:

Address.....

Date:

Witness:

FORM OF RETENTION MONEY GUARANTEE

NUMBER: DATE:

SUM GUARANTEED :

To : *[name of Employer]* (hereinafter called and referred to as “the Employer”)
..... *[address of Employer]*

Whereas, it has been stipulated by the Employer in Clause 14.9 of the Contract that he would release to the Contractor the full sum mentioned under the contract in pursuance of Clause 14.9, 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 he is responsible to rectify under the contract.

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

Signature and Seal of the Guarantor -----

Name of Bank -----

Address -----

Date -----

Witness -----

FORM OF CONTRACT INSURANCE POLICIES

Model Contract Works Insurance Policy
(This is an All Risk Policy)

The typical policy schedule is presented below:

INSURANCE FOR WORKS AND CONTRACTOR'S EQUIPMENT

Responsibility/ Scope	Description	Deductible
Insuring Party:	Insuring party is contractor unless the parties mentioned in the particular conditions state that it should be the Employer	
Joint Insured:	Cover shall be in joint names of the parties mentioned in the Contract	
Other named parties:	Sub-contractors	
Scope of cover:	Cover all loss and damage from any cause not listed in the Employer's Risks	
Nature of the Primary Obligation:	The Works will include the permanent works including items supplied by the Employer, items covered by Provisional Sums intended to be constructed with provisions for physical contingencies and escalation of costs and temporary works needed to facilitate the construction process. each and every loss
Relevant Clause: Clause 18.2	Provision for Demolition, Debris Clearance and Professional Services with Profit on such items	
Additional Obligation:	Cover on Principal's Properties to the amount stated Cover on Transit to site from port of arrival of imported Goods	
Contractor's Machinery & Equipment, Tools Accessories etc. Clause 18.3	Cover at the Replacement Value during the project period	

Duration of cover:	<p>(1) Construction period (.....)</p> <p>(2) Maintenance period (.....)</p> <p>Note: Maintenance obligation shall conform to the Contract Data.</p>	
Employer's Risks Clause 18.4	Cover on Strike, Riot, Civil commotion each and every loss
Exclusions:	<ul style="list-style-type: none"> - A part of the works which is in a defective condition due to a defect in design, materials or workmanship (but cover shall include any other parts which are lost or damaged as a result of this defective condition - A part of the works which has been taken over by the Employer except to the extent that the contractor is liable for the loss or damage - Goods while they are not in the country 	

LIABILITY SECTION

Insurance against Injury to Persons and Damage to Property - Clause 18.3

<p>Insuring party:</p>	<p>The Contractor, unless the parties provide in the particular conditions that it should be the Employer</p>	
<p>Nature of the Obligation:</p>	<p>The insuring party must insure against the liability both of the Contractor and the Employer for:</p> <ul style="list-style-type: none"> a) Any loss damage, death or bodily injury which may occur to any physical property (except things insured under insurance for Works and Contractor’s Machinery, Equipment, Tools and accessories insured separately) b) To any person (except persons insured under the insurance for Contractor’s personnel) <p>Which may arise out of the Contractor’s performance of the contract and occurring before the issue of performance certificate</p>	
<p>Amount of cover:</p>	<p>The insurance must be for a limit per occurrence of not less than the amount stated in the appendix to the Tender, with no limit on the number of occurrences</p> <p>Total aggregate liability</p> <p>Note: limits fixed according to risk at site in relation to the method of construction</p>	<p>.....</p>
<p>Other requirements:</p>	<p>Unless otherwise stated in the particular conditions, this insurance may exclude liability for all loss and damage the Employer’s property (except those things insured under Works and Contractor’s Machinery, Equipment, Tools and accessories insured separately)</p>	
<p>Cross-Liabilities:</p>	<p>In case of joint insureds, the cross liabilities clause in the policy will establish beyond doubt that the liability cover is composite and by providing that each individual section of the cover will be available for each party as each has been issued with a separate policy of insurance.</p>	

Exclusions:	<p>Unless otherwise stated in the particular conditions, this insurance may exclude liability to the extent that arises from:</p> <ul style="list-style-type: none"> (a) The Employer's right to have the permanent Works executed on, over, under, in or through and land, and to occupy this land for the permanent Works. (b) Damage which is an unavoidable result of the Contractor's obligation to execute the works and remedy any defects; and (c) One of the Employer's risks, except to the extent that cover is available at commercially reasonable terms. 	
Insurance for Contractor's Personnel - Clause No 18.4		
Nature of the obligation:	<p>The contractor must effect and maintain insurance against liability for claims, damages, losses and expenses (including legal fees and expenses) arising from injury, sickness, disease, or death of any person employed by the Contractor or any other of Contractor's personnel.</p> <p>It is important to note that the Contractor's personnel include the employees of the subcontractor and any other personnel assisting the contractor in the insurance for its employees, the Contractor will still be responsible for ensuring that this obligation is carried out.</p> <p>The Employer and the Engineer must also be indemnified under the Insurance Policy. However, this cover may exclude loses and claims to the extent that they arise from any act or neglect of the Employer or of the Employer's Personnel.</p>	
Duration of Cover:	During the whole time that the personnel are assisting in the execution of the Works.	

Model PI Insurance Policy

(This is a Claims made type All Risk Policy covering professional liabilities)

The typical policy schedule is presented below:

Topics to be covered	Details to be Contained in the Schedule
Policy No:
Insured:	<p>Consultant/Contractor as the case may be</p> <p>Note:</p> <p>In case of Joint Venture Institutions, the lead partner shall be clearly identified who, on behalf of other partners in the JV, will be legally made responsible for the design and named as the Contractor during the Policy period</p>
Project:	Project Title
Scope of cover	Legal liability arising from professional negligence, error or omission in the performance of professional services undertaken by the Consultant /Contractor on Project Specific basis.
Professional service covered;	To be defined precisely and in short
Period of insurance	As per Contract data
Cover extensions:	As per Contract data
Limit of Indemnity	<p>As per Contract data</p> <p>Per occurrence limit and</p> <p>Aggregate for the period</p> <p>(inclusive of cost and expenses)</p>
Deductible:	As per Contract data or if not, to be proposed by the insured
Law /Jurisdiction	Sri Lanka
Territory/ Geographical area	Sri Lanka
Retroactive date :	The date professional activities commence

Special Exclusions:	<p>Normal exclusions may be:</p> <ol style="list-style-type: none"> 1. Director's & Officer's Liability 2. Employer's liability & Workmen's Compensation liabilities 3. General third-party liability for bodily injury and property damage arising out of accidents 4. Construction works <p>However, there can be other exclusions/cover restrictions depending on risk and premium.</p>
Conditions:	The policy document will explain these.
Arbitration	
Re insurer Disclosure:	To be disclosed by the local insurer.

SUBCONTRACT AGREEMENT

This Subcontract Agreement made on theday of2020 by and between..... of.....(the “Contractor”), of the one part, bearing the Registration Number.....and having its Registered Office at.....in the Democratic Socialist Republic of Sri Lanka and..... of(the “Subcontractor”) of the other part; bearing the Registration Number and having its Registered Office atin the said Republic of Sri Lanka.

Whereas the Contractor is desirous that certain subcontract works known as(the “*Subcontract Works*”) shall be executed by the Subcontractor, and has accepted an offer by the Subcontractor (the Subcontractor’s Offer) for the execution and completion of these *Subcontract Works* and the remedying of any defects therein in the Sum of **Rupees** **only + VAT (Rs.....+ VAT)** hereinafter called as the Subcontract Price.

AND WHEREAS the Contractor desires that the Subcontractor executes and completes the said Subcontract Works and indicated in this Subcontract Agreement and to remedy any defects as per this Subcontract Agreement.

Now this Subcontract Agreement witnesseth as follows:

1. In this Subcontract Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Subcontract documents referred to herein.
2. The Subcontract documents: The Contractor’s Letter of Acceptance dated..... the Letter of Subcontractor’s Offer dated.....any expressed and implied terms and conditions and related documents relating to this Subcontract, as agreed between the parties hereto from time to time within the term hereof, all of which shall be deemed to form and be read and construed as part of this Subcontract Agreement.
3. For the purposes of interpretation, the priority of the Subcontract documents shall be in accordance with the sequence, as agreed by the Parties hereto from time to time within the term hereof while this Subcontract Agreement shall prevail over all other Subcontract documents.
4. In consideration of the Subcontract Price to be made by the Contractor to the Subcontractor as stated above the Subcontractor hereby covenants with the Contractor to execute and complete the Subcontract Works and remedy any defects therein in conformity in all respects with the provisions of the Subcontract.
5. The Contractor hereby covenants to pay the Subcontractor in consideration of the execution and completion of the Subcontract Works and the remedying of any defects therein, the Subcontract Price mentioned above at the times and in the manner as prescribed by the Subcontract.
6. Payments due for the Subcontractor as per this Subcontract Agreement shall be made within a period of.....days from the date of receipt of the payments for such Subcontract Works by the Contractor, as per the Contract Agreement.

or such other addresses and numbers as any of the parties may from time to time designate by notice in writing to the other. The notice shall be deemed to be served when first received.

Assignment – Save as otherwise expressly provided under this Subcontract Agreement, all rights and obligations hereunder are personal to the Parties hereto and may not be assigned at law or in equity without the prior written consent of the other Party.

Entire Agreement – This Subcontract Agreement sets forth the entire understanding of the Parties with respect of the subject matter hereof and supersedes all prior agreements between them relating thereto.

IN WITNESS WHEREOF the above two parties (the Contractor and the Subcontractor) hereto have caused this Subcontract Agreement to be executed in accordance with the laws of the said republic of Sri Lanka on the day, month and year indicated above.

.....
Authorised signature of the Contractor

.....
Authorised signature of the Subcontractor

In the presence of:

Witnesses:

1. Name and NIC No :
Signature :
Address :

2. Name and NIC No :
Signature :
Address :

VOLUME 2

INVITATION FOR BIDS (IFB)

Invitation for Bids (IFB)

**Ministry of Education, Higher Education and Vocational Education
Uva Wellassa University of Sri Lanka**

**Design, Construction and Commissioning
Phase I-Faculty of Medicine, Uva Wellassa University of Sri Lanka
Contract No.: *UWU/CW/NCB/25/03***

1. The Chairman, High Level Procurement Committee on behalf of the Vice Chancellor, Uva Wellassa University of Sri Lanka invites sealed bids from eligible and qualified bidders for the “Design, Construction and commissioning Phase I-Faculty of Medicine, Uva Wellassa University of Sri Lanka”. Total Project Cost is **LKR 1,409,930,000.00** (excluding VAT) and the contract period is **24 calendar months**.
2. Procurement method is **National Competitive Bidding Procedure** and the Contract type is **Design & Build**.
3. To be eligible for contract award, the successful bidder must not be blacklisted and shall possess a valid **CIDA** registration of **Grade C1** or above in Building Construction. Refer to Section 2 – Bidding Data of the bidding document for additional qualification requirements necessary for eligibility for contract award.
4. Bids shall be submitted using the prescribed forms available from the Senior Assistant Registrar, Capital Works & Planning Division, Uva Wellassa University of Sri Lanka, Badulla. The bidding documents may be purchased on working days between 9.00 a.m. and 3.00 p.m., from 23 February 2026 to 10 March 2026, upon submission of a receipt confirming payment of a **non-refundable fee of LKR 140,000.00**. The fee may be paid either in cash to the University Shroff or deposited into the Uva Wellassa University Bank Account No. **3114820** at the Bank of Ceylon.
5. Further information may be obtained from the Senior Assistant Registrar, Capital Works & Planning Division, Uva Wellassa University of Sri Lanka (Tel: 055 305 0847). The bidding documents may be inspected free of charge at the Senior Assistant Registrar’s Office, Capital Works & Planning Division, Uva Wellassa University of Sri Lanka, during office hours on working days, or viewed online via the University website at www.uwu.ac.lk
6. Bid shall be valid up to 22 October 2026.
7. All bids must be accompanied by a Bid Security of **LKR 15,000,000.00** and the Bid Security shall be valid up to **19 November 2026**. The Bid Security must conform to the format provided in the bidding document and shall be an unconditional, on-demand guarantee issued by a commercial bank approved by the Central Bank of Sri Lanka, in favour of the Vice Chancellor, Uva Wellassa University of Sri Lanka.
8. The mandatory **Non-Collusion Declaration**, in the format provided in the bidding document, must be submitted.

9. Pre-Bid meeting will be held at **11:00 am on 11 March 2026** at the Board room of Administration Building, Uva Wellassa University of Sri Lanka
10. Sealed bids shall be deposited in the Tender Box at the office of the Director (Infrastructure Development), Higher Education Division, Ministry of Education, No,18, Ward Place, Colombo 07.
11. The deadline for submission of bids is **11:00 am on 30 April 2026**. Bids will be opened soon after the closing in the presence of the bidders' representatives who chose to attend, at the office of the Director (Infrastructure Development), Higher Education Division, Ministry of Education, No,18, Ward Place, Colombo 07. Late bids will be rejected.

Vice Chancellor,
Uva Wellassa University of Sri Lanka,
Passara Road, Badulla

Date: 22 Feb. 2026

SECTION 2 – BIDDING DATA

Bidding Data Instructions to Bidders

Item	ITB Sub- Clause	Entry
Employer's name and address	1.2.&10.1	<p>The Employer is</p> <p>Name: Vice Chancellor - Uva Wellassa University of Sri Lanka</p> <p>Address: Uva wellassa University of Sri Lanka, Passara Road, Badulla</p>
Scope of Works	1.2	<p>The Works shall comprise the complete design, construction, and commissioning of a six-storey (G+5) reinforced concrete building, including all necessary foundations, to accommodate academic and administrative functions. The Contractor shall be responsible for the schematic design, detailed design, preparation of specifications, construction, and all associated services, as well as the rectification of defects during the Defects Liability Period. External works, including landscaping and all other facilities specified in the Employer's Requirements, shall also be included.</p> <p>The proposed building will have an approximate total gross floor area of 8,114 m². The total budget allocated for design and construction is LKR 1,409,930,000.00, exclusive of VAT.</p> <p>The project site is located within the premises of Uva Wellassa University, Badulla.</p>
Time for Completion	1.3	The Time for Completion for the whole of Works shall be 24 calendar months
Source of funds	2.1	The source of funds is the Government of Sri Lanka
Eligible Bidders	4.1	The registration required Specialty: Building Construction CIDA Grade Minimum C1
Eligible Bidders	4.4	Foreign Bidders are not allowed to bid.

Qualification Information

- 4.1,4.2,5.1 The following information shall be provided in Section 8a and 8b: (* use appropriate schedules provided)
- CIDA registration*
Registration number /Grade/ Specialty/Expiry Date
 - VAT registration number* _____
 - Attach legal status (Sole proprietor, Partnership, Company etc.)
 - Attach authentication for signatory.
 - Total monetary value of construction work* performed for each of the last **eight years**;
 - Adequacy of working capital*;
 - Experience in Works of a similar nature and complexity during the last **eight years**; *
 - Construction equipment; *
 - Staffing; *
 - Attach Work plan* and methods (Allocate to appropriate schedules)
 - All information requested in ITB 5.1 and 5.2
 - Details requested in ITB Sub Clause 4.2

5.3(a) The average annual value of construction work carried out during **any five (5) years within the last eight (8) years** shall be not less than **LKR 1,058 million (NPV at the date of bid closing)**. Audited financial statements must be submitted as evidence to demonstrate compliance with this requirement.

5.3(b) **Experience** as a design and build prime contractor of at least one work of a nature and complexity similar (at least RCC five storied design and build) contract at a cost of **LKR 1,000 million (NPV at the date of bid closing) over the last eight years**. To comply with this requirement work cited should be at least 70% completed.

5.3(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 **LKR 177 million**

Bid Price

14.3 **VAT component** shall not be included in the rates. The amount written in the Letter of Bid shall be without VAT. However, VAT component shall be shown separately at the end of the price schedule summary. All other applicable taxes, except VAT, shall be included in the rates.

14.4 **Price adjustment** shall be carried out in accordance with Clause 13.8 of the Conditions of Contract. For the purpose of computing price fluctuations, **the Bidder shall submit a priced Bill of Quantities (BOQ) consistent with the Price Proposal, together with the corresponding input percentages**. The BOQ and input percentages shall be certified by the Chartered Quantity Surveyor assigned to the project.

Bid validity period	16.1	The Bid shall be valid up to 22 October 2026
Amount of Bid security	17.1	The amount of Bid security shall be LKR 15,000,000.00
Validity of Bid security	17.2	The Bid Security shall be valid up to 19 November 2026 . The Bid Security must conform to the format provided in the bidding document and shall be an unconditional, on-demand guarantee issued by a commercial bank approved by the Central Bank of Sri Lanka, in favour of the Vice Chancellor, Uva Wellassa University of Sri Lanka.
Pre-Bid meeting	19.1	Pre-Bid meeting will be held Venue: Board room of Administration Building, Uva Wellassa University of Sri Lanka Date : 11 March 2026 Time: 11:00 am
Sealing and Marking of Bids	21.1	The following information also shall be included in the inner covers of envelope marked as ‘Envelope 1A-General Information’ 1. Non-Collusion Declaration (Section 7e of Volume 3)
	21.2(a)	The Employer’s address is ‘Vice Chancellor, Uva Wellassa University of Sri Lanka, Passara Road, Badulla
	21.2(b)	Contract Name: Design, Construction and Commissioning of Phase I-Faculty of Medicine, Uva Wellassa University of Sri Lanka Contract Number: UWU/CW/NCB/25/03
Deadline and Address for submission of Bids	22.1	The deadline for submission of Bids shall be 11:00 am on 30 April 2026 Address for submission of Bids: Office of the Director (Infrastructure development), Higher Education Division Ministry of Education, No. 18, Ward Place, Colombo 07.
Detail Evaluation and Comparison of Bids	29.1.2	For evaluation and comparison of Bids, option B is selected
	29.3.11	Weightage for Design/Technical proposal shall be DT = 25% Weightage for Price proposal shall be P = 75%

Appeal Board	36.1	The Secretary, Appeal Board Presidential Secretariat Colombo
Performance Security	39.1	The amount of Performance Security is 5% of the Accepted Contract Amount. The Performance Security acceptable to the Employer shall be in the form of a guarantee issued by a commercial bank approved by the Central Bank of Sri Lanka.
Payments to the Contractor	41.1	The retention from each payment shall be 10% The limit of retention shall be 5% of the Accepted Contract Amount.
Payments to the Contractor	41.2	Minimum amount of Interim Payment Certificates is LKR 30,000,000.00

SECTION 4 – CONTRACT DATA

Particular Conditions of Contract, Part A-Contract Data

Contract Sub-Clause Number

- Sub-Clause 1.1.2.2** **Employer** is Vice Chancellor - Uva Wellassa University of Sri Lanka
Address: Uva Wellassa University of Sri Lanka, Passara Road, Badulla
- Sub-Clause 1.1.2.4** **The Engineer** shall be Uva Wellassa University of Sri Lanka. The Engineer's representatives shall be qualified professionals appointed by the University for construction supervision.
Address: Uva wellassa University of Sri Lanka, Passara Road, Badulla
- Sub-Clause 1.3** (a) agreed systems of electronic transmission is Email
 (b) address for the recipient's communications: Vice Chancellor, Uva Wellassa University of Sri Lanka, passara Road, Badulla
- Sub-Clause 2.1** The right of access to, and possession shall be **14 Days** from Letter of Acceptance.
- Sub-Clause 3.1** **Engineer's Duties and Authority shall be read together with the following provisions:**
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 20.1 (*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

(a) Project Management

- **Team Leader / Project Manager**
Shall be a Chartered Architect or a Chartered Civil Engineer with a minimum of 15 years' experience in the construction industry, particularly in multi-storey building projects.

Minimum Design Team

- **Project Architect**
Shall be a Chartered Architect with at least 10 years' experience in designing multi-storey buildings of similar nature.
- **Structural Engineer**
Shall be a Chartered Civil Engineer with a minimum of 10 years' experience in structural design of multi-storey buildings of similar nature.
- **Electrical Engineer**
Shall be a Chartered Electrical Engineer with minimum of 8 years' experience in electrical power installation in multi-story buildings of similar nature.
- **IT Engineer (Information Technology Engineer)**
Shall possess a B.Sc. Engineering degree in IT, or an equivalent qualification acceptable to the Client, together with full professional qualifications. The candidate shall have at least 8 years' experience in handling IT networks and structured cabling for multi-storey buildings
- **Mechanical / Services Engineer (MEP)**
Shall be a Chartered Mechanical, Electro-Mechanical, or Building Services Engineer with a minimum of 8 years' experience in designing mechanical and building service installations such as water supply, sewerage, wastewater disposal, and fire protection systems in multi-storey buildings of similar nature.
- **Quantity Surveyor**
Shall be a Chartered Quantity Surveyor with a minimum of 8 years' experience in multi-storey building projects of similar nature.
- **Architect**
Shall be a Chartered Architect with at least 6 years' experience in designing multi-storey buildings of similar nature.

(b) Minimum Construction Management team (Full-Time Personnel)

- **Project Manager**
Shall be a Graduate Civil Engineer, or a Civil Engineer with qualifications recognized for Associate Membership of the Institution of Engineers, Sri Lanka. A minimum of 10 years' experience in the construction of multi-storey buildings is required, including site organization, supervision, contract administration, monitoring, and planning.
The proposed officer must have worked for at least 2 years in the bidder's firm as of the bid opening date. If a new Project Manager is appointed, an unconditional on demand bank guarantee of LKR 5 million must be provided upon receipt of the Letter of Acceptance, which may be encashed if the project manager performs unsatisfactorily or leaves the project before its completion.

- **Quality Control Officer**
Shall be a suitably qualified and experienced technical person with a minimum of five (5) years' experience in quality control / quality assurance of building construction works of similar nature and complexity, and shall be responsible for ensuring that all materials, workmanship, and construction activities comply with the Contract Specifications, Drawings, and relevant standards.
- **Site Technical Officers / Supervisors (Minimum 4 Nos.)**
Shall possess an NDT, HNDE, or an equivalent recognized diploma, with a minimum of six (5) years of experience in multi-storey building construction. Experience shall include site organization, supervision, monitoring, quality control, and planning. At least one (1) Technical Officer shall be specialized in MEP works.

Sub-Clause 4.2 Performance Security

The Performance Security shall be **5%** of the Accepted Contract Amount.

The Standard Form of Performance Security acceptable to the Employer shall be a Guarantee obtained from a commercial bank operating in Sri Lanka and approved by the Central Bank of Sri Lanka for acceptance of Guarantees.

Sub-Clause 5.1 shall be read together with the following provision:

Gap analysis of the Contractor's design should be carried out after receiving the Letter of Acceptance as per the Employer requirement during period of 4 weeks. Maximum allowable modifications are five (5) times, and the Contract Sum may be adjusted accordingly as per the BOQ rates. Maximum allowable percentage of cost is $\pm 25\%$ of the Contract Sum. Once completed the gap analysis, construction drawings should be issued by the contractor with the signature of Chartered, qualified professionals.

Sub-Clause 8.1 Start Date:

The Commencement Date shall be **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 **24 calendar 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%** of the Initial Contract Price.

Sub-Clause 11.1 Defects Notification Period

Defects Notification Period is 365 days from the date of Taking-over Certificate.

Sub-Clause 13.5	Provisional Sums (b)-(ii) The percentage rate for overheads and profit shall be as stated in the Price Proposal
Sub-Clause 13.8	Adjustments for Changes in Cost The Contract is subject to price adjustment in accordance with Clause 13.8 of the Conditions of Contract. For the purpose of applying price fluctuation, the bidder shall submit the priced BOQ consistent with the Price Proposal , together with the corresponding input percentages, certified by the Chartered Quantity Surveyor assigned to the project.
Sub-Clause 14.1	Contract Price Day work items shall be paid based on the actual quantities supplied or work performed
Sub-Clause 14.3 (c)	Retention The retention from each payment shall be 10% of the Initial Contract Price. The limit of retention shall be 5% of the Initial Contract Price.
Sub-Clause 14.6	Issue of Interim Payment Certificates Minimum amount of Interim Payment Certificates shall be LKR 30,000,000.00
Sub-Clause 18.3	Third Party Insurance This Amount of insurance per occurrence is LKR 25,000,000.00
Sub-Clause 18.5	Professional Indemnity Insurance This Amount of insurance shall be 10% of the Initial Contract Price Period of validity of Insurance shall be 10 years after completion.
Sub-Clause 20.2	Appointment of Dispute Board DB shall comprise one member
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 - 6

EMPLOYER'S REQUIREMENT

6. EMPLOYER'S REQUIREMENTS

6.1 Introduction

Uva Wellassa University of Sri Lanka (UWU) is a national university of Sri Lanka located in Badulla. Established in 2005, the University serves the Uva Province and currently comprises five Faculties, including Animal Sciences and Export Agriculture, Applied Sciences, Management, Technological Studies, and Medicine.

This chapter sets out the Employer's Requirements for the proposed Design and Build Contract for the construction of the Medical Faculty of Uva Wellassa University of Sri Lanka (Phase I). It defines the functional, technical, performance, and operational requirements that the Contractor is required to satisfy in the design, construction, completion, and commissioning of the project.

The information provided herein is intended to clearly communicate the Employer's expectations regarding spatial planning, building performance, architectural standards, structural and services requirements, sustainability considerations, safety provisions, and compliance with relevant regulations and standards. These requirements shall form the basis for the Contractor's design proposals and shall guide the execution of the works to ensure that the completed facility meets the academic, clinical, and operational needs of the University.

The Contractor shall be fully responsible for developing the detailed design, obtaining approvals, and executing the works in accordance with these Employer's Requirements, applicable statutory regulations, and best engineering practices, while ensuring functionality, durability, efficiency, and value for money.

6.2 General Provisions

- The Employer's Requirements given hereunder must not be considered as being complete for the proper execution of the Works.
- The Contractor shall be deemed to have studied all the information contained in this Employer's Requirements and considered all matters and things reasonably inferable therefrom to be fully aware of the full extent of the Works
- The Contractor shall be deemed to have considered all the information described in above paragraph in the preparation of the Contractor's Proposal and the Initial Contract Price shall be deemed to be included for all costs arising out of or in connection with the Employer's Requirements, the Contractor's Proposal and all other related matters.

6.3 Basic Information of the Project

- **Project Title:** Design, Construction and commissioning Phase I-Faculty of Medicine, Uva Wellassa University of Sri Lanka
- **Executing Agency:** Uva Wellassa University of Sri Lanka
- **Supervising Ministry:** Ministry of Education, Higher Education and Vocation Education
- **Site Location:** The proposed building to be constructed at the Uva Wellassa University Premises - Passara Road, Badulla
- **Total Floor Area:** 8,114 m² (Ground + 5 Stories)
- **Building's Occupants Population;** 1250
- **Allocated Total Project Cost:** LKR 1,409,930,000.00 (excluding VAT)
- **Project Duration:** 24 months

6.4 Soil Investigation

The Successful Bidder shall carry out all necessary geotechnical investigations required for the design of foundations. An existing geotechnical investigation report for the same site is provided for bidders' information and reference only. The Bidder shall be fully responsible for verifying soil conditions and for the adequacy and suitability of the foundation design.

6.5 Expected Project Output

The following spaces are required and the bidder shall consider these as minimum spatial and functional guidelines during the design stage.

6.5.1 Ground Floor (main administration) – (1,008 m²)

- **Car Porch** - with a clear height extending up to the second or third-floor level to match the architectural design requirements – **100 m²**
- **Main Entrance Lobby** with a reception counter – **140 m²**

Dean's Office Area

- Office room of Dean with attached washroom and a separate working space – **50 m²**
- Office for the Dean's Personal Assistant with attached washroom – **20 m²**
- Office for Dean's staff (4 workstations) and visitor waiting area – **70 m²**
- Meeting room adjacent to the Dean's Office (10 persons) – **20 m²**
- Confidential room – **20 m²**
- Printing room – **20 m²**

Administrative Offices

- Senior Assistant Registrar (SAR) Office with attached washroom – **23 m²**
- Office for SAR staff (4 workstations) – **25 m²**
- Senior Assistant Bursar (SAB) Office with attached washroom – **23 m²**
- Office for SAB staff (4 workstations) – **25 m²**

Common / Academic Facilities

- Faculty Board Room - with **seating for 80 persons, fully furnished and equipped with sound system, multimedia projector, and projection screen.** - **160 m²**
- Canteen (sales outlet type) with dining and tea area (capacity 50 persons), located adjacent to the Faculty Board Room and with direct external access – **75 m²**
- Director, Examination Office with attached washroom – **23 m²**
- Office for Examination Branch staff (4 workstations) – **25 m²**
- IT Room with attached washroom – **40 m²**
- Store Room – **45 m²**
- Students' Activity Room with direct external access – **40 m²**
- Common washrooms for differently-abled persons, males, and females – **50 m²**
- Janitor's Equipment Store Room – **6 m²**
- Utility Room – **8 m²**

Service Areas

An allowance of approximately 25% of the total floor area shall be provided for circulation and service spaces, including stairs, corridors, lobbies, balconies, service shafts, and areas for building services and equipment.

6.5.2 First Floor – Anatomy Department (1,027 m²)

Office Areas

- Head of Department (HOD) Office with attached washroom – **23 m²**
- Office for HOD's Staff (2 workstations) with a **visitor waiting area** – **25 m²**
- Printing Room – **10 m²**
- Office for Chairperson (Professor) with attached washroom – **23 m²**
- Senior Staff Office – 4 rooms, 12 m² each (total **48 m²**)
- Common Office for Lecturers (12-person workstation space) – **70 m²**
- Common Office for Demonstrators (4-person workstation space) – **23 m²**
- Common Office for Technical Officers (4-person workstation space) – **23 m²**
- Tea and Dining Room – **23 m²**

Common / Academic Facilities

- Acoustically Treated Lecture Hall **equipped with sound system, multimedia projector, and projection screen.** (250- seating capacity) - **300 m²**
- Lobby area adjacent to the Lecture Hall – **90 m²**
- Tutorial Room (30-person capacity) -2 rooms 40 m² each (total **80 m²**)
- Histology Laboratory – **40 m²**
- Nuclear Medicine Unit – **15 m²**
- Museum – **45 m²**
- Diploma Room – **23 m²**
- Postgraduate (PG) Room – **23 m²**
- Conference Room – **18 m²**
- Research Room – **18 m²**
- Counselling Room – **8 m²**
- Student Rest Room – **15 m²**
- Wash rooms for the staff – **20 m²**
- Common Washroom for differently-abled persons, males, and females – **50 m²**
- Janitor's Equipment Store Room – **6 m²**
- Utility Room – **8 m²**

Service Area

An allowance of approximately 25% of the total floor area shall be provided for circulation and service spaces, including stairs, corridors, lobbies, balconies, service shafts, and areas for building services and equipment.

6.5.3 Second Floor – Biochemistry Department (1,002 m²)

Office Areas

- Head of Department (HOD) Office with attached washroom – **23 m²**
- Office for HOD's Staff (2 workstations) with a **visitor waiting area** – **25 m²**
- Printing Room – **10 m²**
- Office for Chairperson (Professor) with attached washroom – **23 m²**
- Senior Staff Office – 4 rooms, **12 m² each** (total **48 m²**)
- Common Office for Lecturers (12-person workstation space) – **70 m²**
- Common Office for Demonstrators (4-person workstation space) – **23 m²**
- Common Office for Technical Officers (4-person workstation space) – **23 m²**
- Tea and Dining Room – **23 m²**

Common / Academic Facilities

- Acoustically Treated Lecture Hall **equipped with sound system, multimedia projector, and projection screen.** (250- seating capacity) - **300 m²**
- Lobby area adjacent to the Lecture Hall – **90 m²**
- Tutorial Room (30-person capacity) -2 rooms 40 m² each (total **80 m²**)
- Chemical Stores – **15 m²**
- Reagent preparation Laboratory – **60 m²**
- Diploma Room – **23 m²**
- Postgraduate (PG) Room – **23 m²**
- Conference Room – **18 m²**
- Research Room – **18 m²**
- Record Room – **8 m²**
- Student Rest Room – **15 m²**
- Wash rooms for the staff – **20 m²**
- Common Washroom for differently-abled persons, males, and females – **50 m²**
- Janitor's Equipment Store Room – **6 m²**
- Utility Room – **8 m²**

Service Area

An allowance of approximately 25% of the total floor area shall be provided for circulation and service spaces, including stairs, corridors, lobbies, balconies, service shafts, and areas for building services and equipment.

6.5.4 Third Floor – Physiology Department (1,007 m²)

Office Areas

- Head of Department (HOD) Office with attached washroom – **23 m²**
- Office for HOD's Staff (2 workstations) with a visitor waiting area – **25 m²**
- Printing Room – **10 m²**
- Office for Chairperson (Professor) with attached washroom – **23 m²**
- Senior Staff Office – 4 rooms, **12 m² each** (total **48 m²**)
- Common Office for Lecturers (12-person workstation space) – **70 m²**
- Common Office for Demonstrators (4-person workstation space) – **23 m²**
- Common Office for Technical Officers (4-person workstation space) – **23 m²**
- Tea and Dining Room – **23 m²**

Common / Academic Facilities

- Acoustically Treated Lecture Hall **equipped with sound system, multimedia projector, and projection screen.** (250- seating capacity) - **300 m²**
- Lobby area adjacent to the Lecture Hall – **90 m²**
- Tutorial Room (30-person capacity) -2 rooms 40 m² each (total **80 m²**)
- Physiology models Stores – **15 m²**
- Multidisciplinary Laboratory – **65 m²**
- Diploma Room – **23 m²**
- Postgraduate (PG) Room – **23 m²**
- Conference Room – **18 m²**
- Research Room – **18 m²**
- Record Room – **8 m²**
- Student Rest Room – **15 m²**
- Wash rooms for the staff – **20 m²**
- Common Washroom for differently-abled persons, males, and females – **50 m²**
- Janitor's Equipment Store Room – **6 m²**
- Utility Room – **8 m²**

Service Area

An allowance of approximately 25% of the total floor area shall be provided for circulation and service spaces, including stairs, corridors, lobbies, balconies, service shafts, and areas for building services and equipment.

6.5.5 Fourth Floor – Personal and Professional Development Department (1,036 m²)

Office Areas

- Head of Department (HOD) Office with attached washroom – **23 m²**
- Office for HOD's Staff (2 workstations) with a visitor waiting area – **25 m²**
- Printing Room – **10 m²**
- Office for Chairperson (Professor) with attached washroom – **23 m²**
- Senior Staff Office – 4 rooms, **12 m² each** (total **48 m²**)
- Common Office for Lecturers (12-person workstation space) – **70 m²**
- Common Office for Demonstrators (4-person workstation space) – **23 m²**
- Common Office for Technical Officers (4-person workstation space) – **23 m²**
- Tea and Dining Room – **23 m²**

Common / Academic Facilities

- Acoustically Treated Lecture Hall **equipped with sound system, multimedia projector, and projection screen.** (250- seating capacity) - **300 m²**
- Lobby area adjacent to the Lecture Hall – **90 m²**
- Tutorial Room (30-person capacity) - **40 m²**
- Museum for Forensic Medicine – **45 m²**
- Audio Visual Unit – **15 m²**
- Skills Laboratory 1 (Language) – **65 m²**
- Skills Laboratory 2 - **65 m²**
- Postgraduate (PG) Room – **23 m²**
- Conference Room – **18 m²**
- Record Room – **8 m²**
- Student Rest Room – **15 m²**
- Wash rooms for the staff – **20 m²**
- Common Washroom for differently-abled persons, males, and females – **50 m²**
- Janitor's Equipment Store Room – **6 m²**
- Utility Room – **8 m²**

Service Area

An allowance of approximately 25% of the total floor area shall be provided for circulation and service spaces, including stairs, corridors, lobbies, balconies, service shafts, and areas for building services and equipment.

6.5.6 Fifth Floor – General (1,059 m²)

Common / Academic Facilities

- Auditorium – **Fully furnished with seating, sounds and lighting**, 500 seating capacity with tiered seating, acoustically treated, timber stage, and changing rooms – **600 m²**
- Auditorium Lobby Area – **70 m²**
- Tea Preparation Room – **10 m²**
- Multidisciplinary Laboratory (Microbiology / Parasitology / Pathology) – **90 m²**
- Pathology Museum – **45 m²**
- Tutorial Room (30-person capacity) – **40 m²**
- Technical Resource Centre – **40 m²**
- Common Office for Lecturers (16-person workstation area) – **80 m²**
- Staff Washrooms – **20 m²**
- Common Washrooms for differently-abled persons, males, and females – **50 m²**
- Janitor's Equipment Store Room – **6 m²**
- Utility Room – **8 m²**

Service Area

An allowance of approximately 25% of the total floor area shall be provided for circulation and service spaces, including stairs, corridors, lobbies, balconies, service shafts, and areas for building services and equipment.

6.5.7 General Items

- CEB Electrical Power Connection, Electrical Main Panel, Generator, and LP Gas Store
- Overhead tanks for water supply and sump tank for Fire Fighting
- Lift Installation
- Fire protection and detection system
- Lightning protection system
- Data, voice and CCTV structured cabling network
- Sewer and waste water treatment plant
- Air conditioning
- Ventilation laboratories with exhaust fans
- Solar power system
- Chemical fume hoods for laboratories
- Connectivity bridge to the existing building

6.5.8 Landscape

- Interlock cement block paving in parking areas
- Road construction to parking areas and foot paths
- Storm water disposal system
- Security Lights

6.6 Summary of the floor area

Floor	Area/m²
Ground Floor	1,008
First Floor	1,027
Second Floor	1,002
Third Floor	1,007
Fourth Floor	1,036
Fifth Floor	1,059
Other*	1,975
Total	8,114

Other*- Circulation and service areas (including stairs, corridors, lobbies, balconies, service shafts, equipment spaces, etc.) currently account for **24.3% of the total area**. This percentage represents the **maximum allowable limit** and **does not need to be replicated in your design**.

If the proposed design results in any surplus or balance area, the Contractor is required to incorporate Tutorial Rooms with a capacity of 30 persons each (approximately 40 m² per room), fully equipped in accordance with the Employer's Requirements, so as **to achieve a total floor area of 8,114 m²**.

6.7 Required Service Points for Laboratories

Floor	Room	LP gas points	Laboratory sink with water supply	Chemical fume hoods	Other
1 st Floor	Histology Lab (40 m ²)	1	2 (1 bench sink + 1 hand wash)	1	Eye Wash Station
	Nuclear Medicine Unit(15 m ²)	-	1 (hand/utility sink)	-	-
	Museum (45 m ²)	-	1	-	-
	Research room (18 m ²)	1	1	1	Eye Wash Station
2 nd Floor	Chemical store (15 m ²)	-	-	mechanical ventilation required	-
	Reagent preparation lab (60 m ²)	4	3 (1 utility + 2 bench/hand wash)	1	Eye Wash Station
	Research room (18 m ²)	1	1	1	Eye Wash Station
3 rd Floor	Physiology models store (15 m ²)	-	1	-	-
	Multidisciplinary lab (65 m ²)	4	4	1	Eye Wash Station
	Research room (18 m ²)	1	1	1	Eye Wash Station
5 th Floor	Multidisciplinary lab (Micro/Para/Path) (90 m ²)	4	4	1	Eye Wash Station Biosafety Cabinets
	Pathology museum (45 m ²)	0	1	0	-

6.8 Information on Data Network, Voice, and Air Conditioning

Room	Number of data points	Number of IP phones	Air Conditioning
Ground Floor	(62)	(29+6d)	
Car Porch - with a clear height extending up to the second or third-floor level to match the architectural design requirements	-		
Main Entrance Lobby with a reception counter	2	1+ 3 direct	
Office room of Dean with separate working space and attached washroom.	4	1 + 1direct	AC
Office for the Dean's Personal Assistant with attached washroom	2	1	AC
Office for Dean's staff (4 workstations) and visitor waiting area	4	4	AC
Meeting room adjacent to the Dean's Office (10 persons)	4	1	AC
Confidential room	1	1	AC
Printing room	4	1	AC
Senior Assistant Registrar (SAR) Office with attached washroom	1	1 + 1direct	AC
Office for SAR staff (4 workstations)	4	4	AC
Senior Assistant Bursar (SAB) Office with attached washroom	1	1 + 1direct	AC
Office for SAB staff (4 workstations)	4	4	AC
Faculty Board Room (capacity 80 persons)	8	1	AC
Canteen (sales outlet type) with dining and tea area (capacity 50 persons), located adjacent to the Faculty Board Room and with direct external access	1	1	
Director, Examination Office with attached washroom	1	1	AC
Office for Examination Branch staff (4 workstations)	4	4	AC
IT Room with attached washroom	12	1	AC
Store Room	1	1	
Students' Activity Room with direct external access	4		
Common washrooms for differently-abled persons, males, and females –	-		
Janitor's Equipment Store Room –	-		
Utility Room –	-		
First Floor	(71)	(21+1d)	
Head of Department (HOD) Office with attached washroom	1	1+1 direct	AC
Office for HOD's Staff (2 workstations) with a visitor waiting area	2	2	AC
Printing Room	4	2	AC
Office for Chairperson (Professor) with attached washroom	1	1	AC
Senior Staff Office – 4 rooms, 12 m ² each	4	4	AC

Room	Number of data	Number of IP phones	Air Condition
Common Office for Lecturers (12-person workstation space)	1	1	
Common Office for Demonstrators (4-person workstation space)	4	1	
Common Office for Technical Officers (4-person workstation space)	4	4	
Tea and Dining Room	-		
Acoustically Treated Lecture Hall (250-person capacity with lecture hall seating)	8		AC
Lobby area adjacent to the Lecture Hall	1		
Tutorial Room (30-person capacity) -2 number rooms of 40 m ² each	8		
Histology Laboratory	4		
Nuclear Medicine Unit	4		
Museum	4		AC
Diploma Room	4	1	
Postgraduate (PG) Room	4	1	
Conference Room	4	1	
Research Room	4	1	
Counselling Room	1	1	
Student Rest Room	4		
Wash rooms for the staff			
Common Washroom Facilities for differently-abled persons, males, and females	-		
Janitor's Equipment Store Room	-		
Utility Room –	-		
Second Floor	(77)	(18+1d)	
Head of Department (HOD) Office with attached washroom	1	1+1 direct	AC
Office for HOD's Staff (2 workstations) with a visitor waiting area	2	2	AC
Printing Room	4	1	AC
Office for Chairperson (Professor) with attached washroom	1	1	AC
Senior Staff Office – 4 number rooms, 12 m ² each	4	4	AC
Common Office for Lecturers (12-person workstation space)	12	1	
Common Office for Demonstrators (4-person workstation space)	4	1	
Common Office for Technical Officers (4-person workstation space)	4	4	
Tea and Dining Room	1		
Acoustically Treated Lecture Hall (250-person capacity with lecture hall seating)	8		AC
Lobby area adjacent to the Lecture Hall	1		
Tutorial Room (30-person capacity) - 2 number rooms of 40 m ² each	8		
Chemical Stores	2		

Room	Number of data points	Number of IP phones	Air Conditioning
Reagent preparation Laboratory	4		
Diploma Room	4		
Postgraduate (PG) Room	4	1	
Conference Room	4	1	
Research Room	4	1	
Record Room	1		
Student Rest Room	4		
Wash rooms for the staff	-		
Common Washroom Facilities for differently-abled persons, males, and females	-		
Janitor's Equipment Store Room	-		
Utility Room	-		
Third Floor	(81)	(20+1d)	
Head of Department (HOD) Office with attached washroom	1	1+1 direct	AC
Office for HOD's Staff (2 workstations) with a visitor waiting area	2	2	AC
Printing Room	4	1	AC
Office for Chairperson (Professor) with attached washroom	1	1	AC
Senior Staff Office – 4 number rooms, 12 m ² each	4	4	AC
Common Office for Lecturers (12-person workstation space)	12	1	
Common Office for Demonstrators (4-person workstation space)	4	1	
Common Office for Technical Officers (4-person workstation space)	4	4	
Tea and Dining Room	1		
Acoustically Treated Lecture Hall (250-person capacity with lecture hall seating)	8		AC
Lobby area adjacent to the Lecture Hall	1		
Tutorial Room (30-person capacity) -2 number rooms 40 m ² each	8		
Physiology models Stores	4		
Multidisciplinary Laboratory	10		
Diploma Room	4	1	
Postgraduate (PG) Room	4	1	
Conference Room	4	1	
Research Room	4	1	
Record Room	1	1	
Student Rest Room – 4ash rooms for the staff	-		
Common Washroom Facilities for differently-abled persons, males, and females	-		
Janitor's Equipment Store Room	-		
Utility Room	-		

Room	Number of data points	Number of IP phones	Air Conditioning
Fourth Floor	(115)	(19+1d)	
Head of Department (HOD) Office with attached washroom	1	1+ 1 direct	AC
Office for HOD's Staff (2 workstations) with a visitor waiting area	2	2	AC
Printing Room	4	1	AC
Office for Chairperson (Professor) with attached washroom	1	1	AC
Senior Staff Office – 4 rooms, 12 m ² each	4	4	AC
Common Office for Lecturers (12-person workstation space)	12	1	
Common Office for Demonstrators (4-person workstation space)	4	1	
Common Office for Technical Officers (4-person workstation space)	4	4	
Tea and Dining Room	1		
Acoustically Treated Lecture Hall (250-person capacity with lecture hall seating)	8		AC
Lobby area adjacent to the Lecture Hall	1		
Tutorial Room (30-person capacity)	4		
Museum for Forensic Medicine	4		AC
Audio Visual Unit	12	1	AC
Skills Laboratory 1 (Language)	20		AC
Skills Laboratory 2	20		AC
Postgraduate (PG) Room	4	1	
Conference Room	4	1	
Record Room	1	1	
Student Rest Room	4		
Wash rooms for the staff	-		
Common Washroom Facilities for differently-abled persons, males, and females	-		
Janitor's Equipment Store Room	-		
Utility Room	-		
Fifth Floor	(56)	(3)	
Acoustically treated fully furnished Auditorium Capacity: 500 persons, with tiered seating, a timber stage, and changing rooms	10	1	AC
Auditorium Lobby Area	1		
Tea Preparation Room	1		
Multidisciplinary Laboratory (Microbiology / Parasitology / Pathology)	12		
Pathology Museum	8		AC
Tutorial Room (30-person capacity)	4		
Technical Resource Centre	4	1	

Room	Number of data points	Number of IP phones	Air Conditioning
Common Office for Lecturers (16-person workstation area)	16	1	
Staff Washrooms	-		
Common Washroom Facilities for differently-abled persons, males, and females	-		
Janitor's Equipment Store Room	-		
Utility Room	-		
TOTAL	462	110+10d	

6.9 Further details and clarifications applicable to the General Items Referred to in Clause 6.5.7 in Employer's Requirement

6.9.1 CEB Electrical Power Connection, Electrical Main Panel, Generator and LP Gas Store

These may be located within the Ground Floor or in a separate designated area, provided all required safety standards and regulations are met.

- The Contractor shall be responsible for obtaining and providing the Ceylon Electricity Board (CEB) electrical power connection to the Project, including coordination with CEB and payment of all relevant fees and charges. The scope shall include room construction, all associated internal and external wiring, accessories, testing, and commissioning necessary to provide a complete and operational electrical supply, in compliance with CEB requirements, applicable standards, and statutory regulations.
- The Contractor shall design, supply, install, test, commission, and hand over the complete Main Electrical Panel(s), including all associated switchgear, protection devices, metering, controls, internal wiring, earthing, supports, and accessories, in compliance with CEB requirements, applicable standards, and statutory regulations.
- The Contractor shall design, supply, install, test, and commission a standby generator of adequate capacity to cater for the essential electrical loads of the facility. The scope shall include the generator set, ATS, control panels, fuel system, exhaust system, acoustic enclosure, vibration isolation, cabling, earthing, and all associated works necessary for proper operation.

The generator system shall comply with CEB requirements, relevant standards, and statutory regulations. Noise and vibration levels shall be maintained within acceptable limits. All required drawings, technical data, operation and maintenance manuals, and commissioning reports shall be submitted to the Employer.

- The Contractor shall design, supply, install, test, commission, and hand over the complete LP gas storage and supply system, including storage facilities, manifolds, regulators, piping, safety devices, ventilation, and signage, in accordance with applicable standards, Fire Service Department requirements, and statutory regulations.

6.9.2 Overhead tanks for water supply and sump tank for Fire Fighting

The overhead water tank capacity shall be designed to serve the building population in accordance with applicable standards. The existing water supply shall be connected to the overhead tanks and, where practicable, water shall be fed by gravity without pumping. A sump tank of adequate capacity shall be provided for fire-fighting purposes, together with a suitable pumping system to supply the overhead tank and fire-fighting network when required.

6.9.3 Lift Installation

Passenger lifts shall be provided in sufficient number and capacity to adequately serve the building occupants and facilitate the vertical movement of persons and materials. The lifts shall be of high quality, robust construction, and sourced from a reputable and well-established manufacturer with proven experience in similar installations. Preference shall be given to manufacturers with an authorized local agent in Sri Lanka capable of providing reliable after-sales service, routine maintenance, and availability of spare parts. All lifts shall be fully accessible and equipped with facilities to accommodate disabled persons, in accordance with applicable accessibility standards.

6.9.4 Fire protection and detection system

Fire protection and fire detection systems shall be provided in full compliance with the regulations and guidelines of the Fire Service Department of the relevant local authority.

6.9.5 Lightning protection system

A complete lightning protection system shall be provided, including earth termination and foundation earthing systems designed to minimize touch and step potential hazards. The system shall ensure a low-impedance network capable of safely dissipating fast-rising lightning impulses. Strap conductors shall be provided for interconnection with structural reinforcement.

6.9.6 Data, voice and CCTV structured cabling network

The Contractor shall provide a complete structured cabling system for data, voice, and CCTV networks, including fibre optic cabling, Wi-Fi infrastructure, and all associated Extra-Low-Voltage (ELV) systems, in accordance with applicable standards. The system shall be designed with adequate spare capacity to allow for future expansion and additional devices without requiring major modifications.

Direct telephone connections shall be provided by the Contractor, including all necessary wiring, conduits, and accessories, ensuring a neat and concealed installation to maintain a clean architectural appearance. IP phones, together with all required equipment and accessories, shall be installed at designated locations. The required number of direct and intercom phones is specified in Table 6.8 of these Employer's Requirements.

Wi-Fi access points, with all supporting equipment, shall be installed to provide full wireless network coverage throughout the building, with sufficient capacity to accommodate anticipated future growth in users and devices.

CCTV cameras, along with all necessary supporting equipment, shall be installed to monitor all common areas, providing comprehensive surveillance for safety and security purposes, and the system shall be capable of accommodating additional cameras in the future.

The Contractor shall be responsible for the design, supply, installation, testing, commissioning, and handover of all systems, including as-built documentation, operation and maintenance manuals, and training of the Employer's personnel.

6.9.7 Sewer and waste water treatment plant

The Contractor shall design, supply, install, test, commission, and hand over a complete sewerage and wastewater treatment system for the building, in compliance with applicable Sri Lanka Standards, environmental regulations, and statutory requirements.

The system shall include all sanitary piping, drainage networks, manholes, inspection chambers, pumps, valves, tanks, treatment units, and ancillary equipment required for the collection, conveyance, and treatment of wastewater to the required standard for safe disposal or reuse.

The Contractor shall ensure that the system is capable of handling the full design load of the building, with adequate spare capacity to accommodate future expansion or increased demand. All piping, fixtures, and connections shall be properly installed to prevent leakage, blockages, or contamination, and shall be adequately ventilated where required.

The wastewater treatment plant shall be designed to achieve the required effluent quality in accordance with statutory discharge standards, with provisions for sludge handling, odour control, and monitoring.

The Contractor shall provide all necessary civil, mechanical, and electrical works associated with the system, including pumps, controls, instrumentation, power supply, and standby arrangements. Complete as-built drawings, operation and maintenance manuals, and user training shall be provided to the Employer prior to handover.

The system shall be tested and commissioned to demonstrate reliable and safe operation under normal and peak conditions.

6.9.8 Air conditioning

The Contractor shall provide a complete air-conditioning system for the building, including the design, supply, installation, testing, commissioning, and handover of all units, controls, and associated works, in compliance with applicable standards, manufacturer recommendations, and statutory requirements.

Variable Refrigerant Volume (VRV) air-conditioning units with 4-way ceiling cassette discharge shall be installed in larger spaces such as auditoriums, lecture halls, conference halls, and other open-plan areas. The VRV system shall provide individual zone control, energy efficiency, quiet operation, and uniform air distribution. All necessary piping, insulation, condensate drainage, control wiring, refrigerant connections, and power supply shall be included. Provision shall be made for future expansion of capacity if required.

Split-type, inverter-controlled wall- or ceiling-mounted air conditioners shall be installed in smaller spaces such as offices, meeting rooms, and administrative areas. These units shall provide independent temperature control for each room, efficient operation, and quiet performance. Necessary electrical wiring, condensate drainage, mounting, and supporting accessories shall be included.

The air-conditioning system shall include all necessary thermostats, controllers, and interface devices for optimal operation. The Contractor shall integrate the VRV and split-type systems

for convenient monitoring and energy management, including user training for the Employer's personnel.

The system shall ensure adequate ventilation, air changes per hour, and thermal comfort for all spaces. Noise levels, indoor air quality, and humidity control shall comply with relevant standards and guidelines for educational and assembly spaces.

The Contractor shall also provide all ductwork, diffusers, grilles, supports, insulation, and necessary civil coordination, ensuring a neat installation without visual obstructions. Complete as-built drawings, operation and maintenance manuals, and commissioning certificates shall be handed over prior to occupancy.

6.9.9 Ventilation laboratories with exhaust fans (1st Floor-Histology Lab, 2nd Floor-Reagent Preparation Lab and Chemical Store, 3rd Floor- Multidisciplinary Lab and 5th Floor- Multidisciplinary Lab)

The Contractor shall design, supply, install, test, and commission a complete low-noise mechanical ventilation system for all designated laboratories, including exhaust fans, ductwork, air inlets/outlets, and associated controls.

The system shall ensure the required air changes per hour, maintain safe indoor air quality, and comply with relevant health, safety, and laboratory standards. All equipment shall be of low-noise design, and appropriate measures shall be taken to minimize vibration and operational noise, including isolation, damping, and acoustic enclosures where necessary.

The Contractor shall provide detailed design drawings, equipment specifications, performance data, and commissioning reports for the Employer's review and approval prior to installation.

The system shall be designed to allow future modifications or expansions without major disruption, and the Contractor shall provide full training, as-built documentation, and operation and maintenance manuals to the Employer upon handover.

6.9.10 Solar Power System

The Contractor shall design, supply, and install a complete solar power system, including solar photovoltaic (PV) panels, inverters, mounting structures, cabling, and all associated equipment.

The Contractor shall obtain all necessary approvals, permits, and clearances from the Ceylon Electricity Board (CEB) for the design, supply, installation, and commissioning of the solar power system, including grid connection and any associated electrical works.

Solar panels shall be installed to optimally utilize the maximum available roof area, ensuring proper orientation, tilt, and spacing for peak solar energy capture while maintaining roof integrity and drainage.

The system shall be designed to meet the building's anticipated electrical load, with consideration for future expansion, energy efficiency, and reliability. All electrical connections shall comply with CEB regulations, relevant Sri Lanka Standards, and statutory requirements.

The Contractor shall provide all necessary supports, safety measures, earthing, labeling, monitoring equipment, and commissioning services. Complete as-built drawings, operation and maintenance manuals, and training for the Employer's personnel shall be submitted prior to handover. The system shall be tested and commissioned to demonstrate full functionality and compliance with the specified performance criteria.

6.9.11 Chemical Fume Hoods

The Contractor shall supply, install, test, and commission chemical fume hoods for designated laboratories, complete with exhaust systems, ducting, controls, and safety accessories. The fume hoods shall be suitable for handling chemical fumes and shall ensure safe exhaust and adequate containment in accordance with applicable standards. Testing, commissioning, and submission of operation and maintenance manuals shall be included.

6.9.12 Connectivity bridge to the existing building

The Contractor shall design, supply, and construct a connectivity bridge linking the existing building with the new building. The bridge shall provide safe, accessible, and convenient passage for occupants, complying with all applicable structural, fire safety, accessibility, and building regulations.

The design shall ensure structural stability, weather protection, proper drainage, and compatibility with both buildings' architectural finishes. All necessary supports, handrails, lighting, and safety features shall be included.

The Contractor shall coordinate with the Employer to integrate services, finishes, and alignments with the existing building, and shall provide detailed design drawings, approvals, and as-built documentation prior to handover.

6.10 BRIEF DESIGN CONSIDERATIONS FOR THE PROPOSED BUILDING

6.10.1 Architectural Aspects

Visual Impact – The proposed building shall be architecturally compatible with the existing university buildings in the vicinity. Every effort should be made to ensure eco-friendly integration with the surrounding environment and structures. The Medical Faculty building should also incorporate a **distinctive architectural feature that provides a strong and recognizable identity.**

Building Access – The building shall provide **multiple access points on all sides** at the ground floor level.

Modern Facilities – The design shall demonstrate excellent functional planning to effectively support and facilitate the activities intended for the proposed building. The layout should ensure clarity, efficiency, and coherence among spaces, facilities, and services, in alignment with the intended functions of the building and its surrounding environment.

Floor Height – The recommended floor height for the proposed building is 3600 mm

Wall – Minimum 150 mm thick (solid cement block) and plastered

Lighting – Adequate natural lighting shall be incorporated into the building design while minimizing the loss of usable floor space. Artificial lighting shall be designed to suit the functional requirements of different areas and shall be appropriate for reading, visual tasks, and computer-based work. Due consideration shall also be given to external and outdoor lighting requirements.

All lighting fittings and accessories shall be eco-friendly and energy-efficient. The use of 2' × 2' and 2' × 4' LED luminaires, fitted with 2-foot and 4-foot LED tubes, complete with powder-coated CRCA steel or aluminium housings and high-efficiency reflectors, is recommended.

Access for Differently Abled Persons – The design shall ensure full accessibility, enabling differently abled persons and users with special needs to make optimum and independent use of the proposed building.

Roof –The roof covering shall consist of zinc–aluminium roofing sheets provided with heat-resistant foil insulation. The roof structure shall be designed and constructed to safely accommodate the installation of solar photovoltaic panels, including the associated loads and fixing requirements.

Adequate and safe access to the roof shall be provided to facilitate inspection, operation, and maintenance works, including provisions for walkways, access hatches, ladders, or other suitable access arrangements, as required.

Doors and Windows – High-quality materials including tempered glass, powder-coated aluminium, and appropriate cladding, with attention to security and traditional architectural features.

Ventilation – The building shall be designed to maximize natural ventilation in order to minimize energy consumption from fans and air-conditioning systems. Mechanical ventilation and air-conditioning shall be provided for the spaces listed in Table 6.8 above. Electrical fans (ceiling-mounted or wall-mounted, as appropriate) shall be installed in all occupied rooms where personnel are working. Fans shall also be provided in air-conditioned areas, to be used as appropriate.

Circulation – In the proposed building, approximately 25% of the total floor area on each floor shall be allocated for circulation spaces.

Landscaping and Aesthetics – An eco-friendly approach is expected, with due emphasis on landscaping to create vistas and enhance visual interest within the premises.

Maintenance – The building shall be economical to operate, with materials and finishes that are durable, easy to clean, and simple to maintain. The exterior finishes should effectively withstand weathering and be constructed of materials that help maintain lower interior temperatures.

Acoustics – Due consideration shall be given to acoustic design throughout the building to minimize noise transmission and sound interference between spaces. Particular attention shall be paid to lecture halls and the auditorium to ensure appropriate acoustic performance.

Sanitary Facilities – Sanitary facilities shall be provided in adequate numbers to suit the occupant population, including appropriately designed washroom facilities for differently abled persons.

6.10.2 Engineering Aspects and Services

Floor Finishes – Heavy-duty industrial-grade ceramic tiles shall be provided for general areas, with suitable loop pile carpeting in air-conditioned auditoriums and lecture halls etc.

Auditorium and Lecture Hall Design – The design shall ensure that internal vertical columns and deep horizontal beams do not obstruct sightlines or create disturbances within the spaces.

Doors, Windows, and Partitions – Doors, windows, and partitions shall be constructed using tempered glass, powder-coated aluminium, or other approved materials. Office spaces shall be separated by soft partitions supported by aluminium extrusions. All doors shall be fitted with suitable locks, handles, door closers, and all other necessary ironmongery and hardware.

Electrical Power – Electrical installations shall be carried out in full compliance with IEE and CEB regulations to ensure safety and reliability. The successful bidder shall supply and install all service lines capable of direct connection to the Main Switch Board. The bidder shall also be responsible for testing and commissioning each installation to confirm proper operation. A main electrical panel room shall be provided at the ground floor, with sub-panel rooms on

each floor. The lighting system shall be energy-efficient and environmentally friendly. Adequate illumination, necessary power outlets, and electrical fans shall be provided in all rooms.

Plumbing – The successful bidder shall carry out all plumbing works from the external water connection point up to the final wastewater disposal point.

Waterproofing (Washrooms and Open Areas) - The Contractor shall provide approved waterproofing systems for all washrooms, toilets, wet areas, and open/exposed areas of the building, in accordance with relevant standards and manufacturer’s recommendations. Waterproofing shall be applied to floors and walls as required, including all joints, corners, and service penetrations, to prevent water leakage. Adequate slopes and drainage shall be provided in open areas. All waterproofing works shall be tested prior to finishing, and relevant product data, warranties, and as-built details shall be submitted at handover.

Wastewater and Storm Water Drainage – Sewerage, wastewater, and storm water drainage systems for the entire building shall be designed in accordance with applicable regulations and the total occupant capacity.

Lightning Protection System – A complete lightning protection system shall be provided, including earth termination and foundation earthing systems designed to minimize touch and step potential hazards. The system shall ensure a low-impedance network capable of safely dissipating fast-rising lightning impulses. Strap conductors shall be provided for interconnection with structural reinforcement.

Extra Low Voltage (ELV) Systems – A structured cabling system shall be provided for data, voice, and CCTV networks, incorporating fibre optic cabling, Wi-Fi infrastructure, and associated ELV systems.

Firefighting – Fire detection, alarm and protection systems shall be provided in full compliance with the regulations and guidelines of the Fire Service Department of the relevant local authority.

Passenger Lifts – Passenger lifts shall be provided in numbers adequate to serve the building’s occupant population, facilitating the vertical transport of both people and materials.

Air Conditioning – VRV air conditioning units with 4-way ceiling cassette discharge shall be installed in larger spaces, such as the auditorium, lecture halls, and conference halls etc. Split-type, inverter-controlled wall- or ceiling-mounted air conditioners shall be provided for smaller spaces, such as office rooms.

6.11 Terms of Reference for the Contractor

6.11.1 Objectives of Assignment

Following objectives are established for the assignment based on the Employer's requirements. 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. Develop schematic design for proposed building (optionally with alternatives) Bidders are advised to submit draft schematic design (optionally with alternatives) with their bids.
2. The Contractor shall carry out the required geotechnical investigations for the design of foundations. The geotechnical report provided by the University is for bidding reference only and shall not be used for detailed design purposes.
3. The Contractor shall be responsible for obtaining water and electricity supplies required for the construction works. Where such services are provided by the Client, all costs incurred shall be borne by the Contractor.
4. Detailed Design
5. Establish technical specification in accordance with the Employer's requirements and any alternatives proposed with bid and agreed by the Employer
6. Construct the building in accordance with Employers requirements and specifications established including Contract Administration, Project Management, and Construction Supervision etc.
7. Carryout any inspection needed during the defect liability period and take necessary action to rectify.

6.11.2 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. Carryout detailed Surveys, detailed site and soil investigation and other necessary investigations for the preparation of design drawing and specifications
- c. Analyze the client's requirements, prepare fully developed brief outline proposals etc. and submit for client approval
- d. Submit the work program for designing activities
- e. Prepare Preliminary sketch design with current scope of work & future work to interpret the design requirements
- f. Analyze the requirement of services such as water, electricity etc.
- g. Obtain Employer's approval for the schematic design

6.11.3 Design Development Phase

- a. Preparation of Detailed Architectural drawings to a scale including elevation, section etc.
- b. The bidder shall prepare and submit Design Development documents, complete sets of architectural, structural, plumbing, electrical, and mechanical drawings, along with all related construction drawings, in a format acceptable to the Employer. All drawings must be certified by a Chartered Engineer in the relevant field. Structural drawings shall additionally be certified by a Chartered Structural Engineer listed in the recommended category by the Institution of Engineers, Sri Lanka (IESL).
- c. Prepare specification acceptable to the employer
- d. Decide on the type of construction quality of materials and standards of workmanship
- e. Obtain approval for type of construction finishing material etc. Sub contracts for mechanical and electrical system etc.

6.11.4 Construction and Contract Administration Phase

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

- a. Prepare and submit master work program 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 contract period
- d. Construction programme review meetings with employer and submitting progress report to the employer in every two weeks' time
- e. Ensure testing and quality control conformity
- f. Project Management services of a project from inception to completion aimed at employer
- 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 meetings
- 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 are provided
- l. Minimum key professional staff and site staff during the design and construction period is being as follows.

Key Professional

(a) Project Management

- **Team Leader / Project Manager**

Shall be a Chartered Architect or a Chartered Civil Engineer with a minimum of 15 years' experience in the construction industry, particularly in multi-storey building projects.

(b) Minimum Design Team

- **Project Architect**

Shall be a Chartered Architect with at least 10 years' experience in designing multi-storey buildings of similar nature.

- **Structural Engineer**

Shall be a Chartered Civil Engineer with a minimum of 10 years' experience in structural design of multi-storey buildings of similar nature.

- **Electrical Engineer**

Shall be a Chartered Electrical Engineer with minimum of 8 years' experience in electrical power installation in multi-story buildings of similar nature.

- **IT Engineer (Information Technology Engineer)**

Shall possess a B.Sc. Engineering degree in IT, or an equivalent qualification acceptable to the Client, together with full professional qualifications. The candidate shall have at least 8 years' experience in handling IT networks and structured cabling for multi-storey buildings

- **Mechanical / Services Engineer (MEP)**

Shall be a Chartered Mechanical, Electro-Mechanical, or Building Services Engineer with a minimum of 8 years' experience in designing mechanical and building service installations such as water supply, sewerage, wastewater disposal, and fire protection systems in multi-storey buildings of similar nature.

- **Quantity Surveyor**

Shall be a Chartered Quantity Surveyor with a minimum of 8 years' experience in multi-storey building projects of similar nature.

- **Architect**

Shall be a Chartered Architect with at least 6 years' experience in designing multi-storey buildings of similar nature.

© Minimum Construction Management team (Full-Time Personnel)

- **Project Manager**

Shall be a Graduate Civil Engineer, or a Civil Engineer with qualifications recognized for Associate Membership of the Institution of Engineers, Sri Lanka. A minimum of 10 years' experience in the construction of multi-storey buildings is required, including site organization, supervision, contract administration, monitoring, and planning.

The proposed officer must have worked for at least 2 years in the bidder's firm as of the bid opening date. If a new Project Manager is appointed, an unconditional on demand bank guarantee of LKR 5 million must be provided upon receipt of the Letter of Acceptance, which may be encashed if the project manager performs unsatisfactorily or leaves the project before its completion.

- **Quality Control Officer**

Shall be a suitably qualified and experienced technical person with a minimum of five (5) years' experience in quality control / quality assurance of building construction works of similar nature and complexity, and shall be responsible for ensuring that all materials, workmanship, and construction activities comply with the Contract Specifications, Drawings, and relevant standards.

- **Site Technical Officers / Supervisors (Minimum 4 Nos.)**

Shall possess an NDT, HNDE, or an equivalent recognized diploma, with a minimum of six (5) years of experience in multi-storey building construction. Experience shall include site organization, supervision, monitoring, quality control, and planning. At least one (1) Technical Officer shall be specialized in MEP works.

6.11.5 Completion of the building

- Arrange to test all the systems installed and arrange to hand over all test reports and any other documents needed as per the specifications
- Completion of the building to a satisfactory of the employer and handing over
- Prepare and hand over maintenance manuals and as built drawings to the client
- Advise and hand over relevant document regarding service agreement on equipment and services to the employer
- Arrange the specialist contractors to train the employer's staff to operate the system and plans
- Ensure that all necessary pre-commissioning checks are carried out as necessary for the plant, equipment and building
- Ensure that all necessary operation and maintenance manuals, drawings, plans and other instructions are supplied to the Employer
- Service and guarantee certificates to be submitted.

6.11.6 Defect liability period

- Carry out any inspection needed during the defect liability period and prepare list of defects to be rectified and attend to rectify those defects.
- Handover warranty and guarantee certificates to the employer.
- Upon completion of the defect liability period hand over the building as acceptable to the employer.

6.14 Specifications

General Specifications:

The General Specifications shall be in accordance with the documents issued by the Construction Industry Development Authority (CIDA). Bidders are expected to be fully conversant with these documents, as they will not be issued as part of this Bid. The documents may be purchased from CIDA, “Savsiripaya”, Wijerama Mawatha, Colombo 07.

The following CIDA Specifications (or latest edition) are valid for the Contract as applied for the Work

Publication No.	Description
SCA/4/I	Specification for Building Works Vol. I
SCA/4/II	Specification for Building Works Vol. II
SCA/8	Specification for Electrical & Mechanical works associated with Building and Civil Engineering
SCA/3/2	Specifications for Water Supply, Sewerage and Storm Water Drainage work.
SCA/7	Specifications for Landscape Work –Volume I
DEV/14	Fire Regulations

Floor Finishes:

Floor tiles should comply with European standard specification CEN 177. Floor tiles shall be Homogenous, Vitreous porcelain floor tiles of industrial grade (heavy duty). Floor tile range manufactured by Rocell or approved equivalent.

Floor tile paving shall be of large size non-skid pattern & colour as specified by an architect and with the approval of the Employer.

Corrected floor levels shall be established and finished levels of tiling controlled by a series of spot levels.

Movement joint in sub-floors and screeds shall be carried up into tiling. Generally, the tiles shall be divided symmetrically over the areas, so that pieces smaller than half a tile will not occur.

Walls:

External and internal walls shall be constructed using 150 mm thick solid cement blocks. The typical wall height shall be 3,600 mm; however, the Designer may propose alternative wall heights as appropriate to the functional requirements of each floor.

Plastering:

Internal wall plaster shall be 16 mm thick in cement, and sand 1:5 finished smooth with wall putty. External wall plaster shall be 16 mm thick in cement, and sand 1:5 finished semi-rough. Advisable to use approved admixture for external plastering. Plinth plaster shall be 16 mm thick in cement and sand 1:3 finished smooth with neat cement floating. Soffit plaster shall be 10 mm thick in cement and sand 1:3 finished smooth with wall putty.

Wall Finishes:

Internal - Smooth wall finished by wall putty and painted with primer and emulsion paint.

External- Semi rough finished wall painted with primer seal and weather shield paint.

Soffit- Finished smooth with wall putty and painted with primer and emulsion paint.

Colours to be specified by an Architect, compatible with the colours of the existing buildings in the vicinity, and to be approved by the Employer.

Doors, Windows & Partitions:

Doors, windows and partitions shall be Powder Coated Aluminum. The Specification shall be

- Aluminum alloy should confirm to- BS 1474:1972 Surface treatment shall confirm to BS 1615 and BS 3987
- Anodized coating thickness should be 25 ± 5 microns
- Minimum section thickness 1.6mm door frame, 1.5 mm window frame and 1.2 mm partition.

All doors to be fitted with Door Closers, Handles and Locks and the locks shall operate with a master key and individual keys.

Wood Work:

No application of any description shall be made on any timber unless and until the timber is approved by the suitable Authority.

All timber shall be seasoned to a moisture content of 12% or less and shall be free of defects such as end splits, surface cracks, warping, sap wood etc.

If imported timber is to be used, a certificate from the exporter, giving particulars of method of seasoning and preservative treatment along with grade classification shall be furnished by the Bidder to the Engineer.

Stainless Steel:

All stainless steel for external applications shall be type 316S16 (18% chromium/ 10% nickel alloy/ 2.5% molybdenum) austenitic stainless steel cold formed, flat rolled plate, sheet and strip to BS 1449: Part 2: 1983, and shall agree with requirements of BS 970: Part 1: 1983.

For internal applications type 304S16 (18% chromium/ 10% nickel alloy) may be considered as an alternative, at the discretion of the Consultant.

Where stainless steels are welded, this shall be carried out using chromium nickel austenitic or other compatible electrodes for manual metal welding according to BS 2926: 1984. Care shall be taken to avoid distortion during welding or damage to or discoloration of surrounding finished surfaces. All welds shall be carefully ground and polished as required to blend the weld in with the surrounding metal

Structural Steel Work:

Structural Steel Work shall include shop fabrication work including cutting, drilling, bolting, riveting, welding, grinding, marking, delivering, unloading, hoisting, erecting and fixing in position. Matt oil paint after treating with a coat of anticorrosive paint to all exposed faces of trusses, angles, irons and channels. All bolt holes to be machine drilled. Steel shall normally be welded by the metal area process conforming to B.S. 5135. Other methods shall be subject to the approval of the authorities. All structural steel shall be Grade 43A and shall conform to BS 4360.

Roof Plumbing:

Roof Plumbing shall include solder, rivets, screws, nails, clips, straps, straight cutting and waste for patterns, mould or templates and for all fixing of roof tiles.

Water Supply:

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. The contractor shall provide the Engineer with the manufacturers' certificates of the standard, quality of the materials before commencing the works. All water pumps (if available) should be mounted on inertia bases fitted with anti-vibration mountings.

Flexible connections should be provided on connections between pump units and pipe work.

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)

Sanitary Fittings and Plumbing:

The whole of the sanitary works shall be carried out by a licensed sanitary plumber according to the layout and as specified and as directed at site. It should be noted that the positions shown on plans are approximate. Exact positions would be indicated at site.

All plumbing fixtures and fittings should be approved by the Architect, Engineer prior to ordering same for installation.

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 20⁰C to 40⁰C and relative humidity of 80%

Drainage:

Pipes in drainage shall be Type 600 if PVC to be used. Testing installation as specified in specifications, and/or American, British or Sri Lankan standards

Electrical Installations:

All electrical fittings shall comply with “Energy Saving”.

It is expected to install main panel board of all floors at ground floor, and individual panel boards at each floor.

Internal lighting wiring shall be in 230/440 volt single core PVC insulated copper cables.

All switches and socket outlets shall be plated type "Orange" or Krypton or any other approved equivalent complying to SLS1000:1993 for switches & SLS 198 : 1991 for socket outlets.

All distribution boards should be incorporated with

MCB's (Miniature circuit Breaker) - Genuine Merlin Gerin, A.B.B., Hager, F & G, Orange or equivalent.

R.C.C.B.'s (Residual Current circuit Breaker) - cabtree, F & G, Orange , Merlin Gerin or equivalent

M.C.C.B.'s (Moulded Case Circuit Breakers) - Terrasaki, Merlin Gerin, Dormans Smith, Biticano, Clockner moeller or equivalent

All the items for the distribution boards should be purchased from the authorized agents or from their dealers and a certificate or invoice along with their Company seal and Part numbers should be produced at the time of payment, if requested by the Employer.

The whole installation shall be carried out according to CEB/IEE wiring regulations.

Structured network cabling:

Structured network cabling shall be designed and installed in accordance with ISO/IEC 11801 and shall comply with TIA-942 requirements for data center infrastructure.

The core backbone infrastructure shall be implemented using fiber-optic cabling. All backbone fiber shall be single-mode OS2 (9/125 µm).

Outdoor backbone fiber shall be provided with a polyethylene (PE) jacket suitable for external installation. Indoor backbone fiber shall be provided with a Low Smoke Zero Halogen (LSZH) jacket.

Horizontal copper cabling shall be Category 6A UTP bulk cable, 23 AWG, rated to 550 MHz, with LSZH jacket, and installed in compliance with ISO/IEC 11801.

All fiber patch cords shall be LC-LC single-mode fiber patch cords and shall be compatible with SFP+ 10G single-mode optical transceivers.

All rack accessories, grounding, and bonding systems shall comply with international standards including IEC 60364, IEC 61935, NEC (NFPA 70), ISO/IEC 11801, and EN 50310

Air Conditioning:

The VRV/VRF and Split air conditioning systems shall be designed, supplied, installed, tested and commissioned with ASHRAE, ISO, IEC standards, applicable local codes, and manufacturer’s latest installation requirements. Systems and equipment shall comply with Sri Lanka Energy Efficiency Building Code (EEBC) requirements for HVAC systems including minimum efficiency metrics and referenced test standards

Material Specifications

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 standards
Reinforcement	Grade $f_y=460 \text{ N/mm}^2$ – deformed high yield steel bars and Grade $f_y=250 \text{ N/mm}^2$ -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, minimum 3mm thick laminated plywood sheet, glass panels minimum 5mm thick and large panels as appropriate
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 Paint	UV Resistant Tropicalized
	Silicone Sealant

Item	Specification
PVC Pipes & Fittings (Water Service)	ISO - Type 1000
PVC Pipes & Fittings (Waste Water & Sewerage)	ISO - Type 600
Gate Valves Stopcocks Etc	ISO
Ceramic Floor Tiles	Homogeneous Heavy Duty Type
Ceramic Wall Tiles	Glazed Homogeneous Heavy Duty Type
Sanitary Fittings	American Standard
Water Fittings & Toilet accessories	ISO
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	I.E.C.947-2:1989 BS EN60947- 2:1992, BS 4952 part I
Consumer Unit	B.S. 5486 Part 1 & Part 13 L.E.C.439/BSEN 60439-3, TEC 695-2-1
Cu/PVC/SWA/PVC Cables, Cu/PVC/PVC Cables	B.S. 6346 B.S. 6004:1995 & SLS 733:1995

Item	Specification
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
LED bulbs	
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

6.15 Drawings, Sketches and schedules to be submitted with the bid

The drawings and sketches which will be submitted with the bid should be very clear and preferably be drawn on A4 or A3 size Papers (Maximum A2 Size)

1. Architectural drawings of the proposed building with plan and elevation
2. Details of Door/Window/Partition finishes with proposed material
3. Schedule for wall, floor and ceiling finishes
4. Plumbing drawings including internal and external
5. Electrical layout with type of fittings
6. Details of sewer and waste water disposal system
7. Landscaping with storm water disposal system
8. Proposal for lighting protection system
9. Proposal for fire protection and detection system
10. Proposal for extra low voltage system