



UVA WELLASSA UNIVERSITY OF SRI LANKA

**MINISTRY OF EDUCATION, HIGHER EDUCATION AND
VOCATIONAL EDUCATION**

BIDDING DOCUMENT (Design and Build Contract)

**Design, Construction and Commissioning of Proposed
Laboratories, Workshops and Lecture Halls Building for
Faculty of Technological Studies, Uva Wellassa University.
UWU/CW/NCB/26/02**

EMPLOYER:

Vice Chancellor,
Uva Wellassa University of Sri Lanka.

August 2026

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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 of Proposed Laboratories, Workshops and Lecture Halls for the Faculty of Technological Studies of UWU at Passara Road, Badulla.

Contract No. : UWU/CW/NCB/26/2

1. The Chairman, Ministry 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 of a multi-storied (three storied) building for Laboratories, Workshops and Lecture Halls of the Faculty of Technological Studies of Uva Wellassa University. **Total Project Cost is LKR 552.5 million** (excluding VAT) and the **contract period is 18 calendar months**.
2. Source of funding: GOSL
3. Procurement method is National Competitive Bidding Procedure and the Contract type is **Design & Build**.
4. Bids should be submitted on the forms which could be purchased from the Senior Assistant Registrar (Capital Works & Planning Division), University, between **9:00 am and 3:00 pm** on working days from **17th August 2026 up to 7th September 2026** on the submission of the receipt for a non-refundable payment of **Rs. 64,000.00** to the Shroff of the University.
5. The eligible bidders shall comply with Grade C3 or above in CIDA registration in Building construction.
6. You may obtain further information from the Senior Assistant Registrar (Capital Works Division), Uva Wellassa University (Tel: 0553050847). Bidding documents may be inspected free of charge at the Senior Assistant Registrar's Office (Capital Works Division), Uva Wellassa University during office hours on working days.
7. Bid shall be valid until 02nd February 2027. **(119 days from closing the Bid)**
8. All bids must be accompanied by a **Bid Security of LKR 6,000,000.00**, which should be in favor of the Vice Chancellor, Uva Wellassa University, obtained either from a Commercial Bank approved by the Central Bank of Sri Lanka valid up to **02nd March 2027**. The bid security should be "on demand" and "unconditional" and on the format given in the bidding document.

9. **Pre-Bid meeting** will be held on **1st September 2026** at the Senate Room of the Uva Wellassa University at **10:00 am**.
10. Sealed bids shall be deposited in the Tender Box at the office of the Director (Infrastructure Development), Procurement Division, Higher Education Division, Ministry of Education, No. 18, Ward Place, Colombo 07.
11. The **deadline for submission of bids** will be **2:00 pm on 06th October 2026** and will be opened soon after the closing at the office of the Director (Infrastructure Development), Procurement Division, Higher Education Division, Ministry of Education, No. 18, Ward Place, Colombo 07. Bidders or their authorized representatives are requested to be present at the opening of bids.
12. Late bids will be rejected.

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

Sri Lanka.

Date: 16th August 2026.

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SECTION - I

INSTRUCTIONS TO BIDDERS

1. The instructions to Bidders for this work are contained in Section I of the Standard Bidding Document, Design and Build Contracts (Revised) May 2003 ICTAD/SBD/04. The Bidder may purchase this document **from the Institute for Construction Training and Development at 123, Wijerama Mawatha, Sawsiripaya, Colombo 07 (Presently CIDA)**
2. This publication is available for reference at the **Capital Works & Planning Unit, Uva Wellassa University, Passara Road, Badulla.**

Notes:

Instructions to Bidders shall be read in conjunction with Bidding Data. Matters relating to the performance of the Contractor, payments under the Contract, or matters affecting the risks, rights, and obligations of the parties under the Contract are not included in this Section, but are given in Section III – Conditions of Contract, Volume 1 and the Contract Data under Section IV, Volume 2

Instructions to Bidders will not be a part of the Contract and will cease to have effect once the Contract is signed.

SECTION - III

CONDITIONS OF CONTRACT

1. The General conditions for this work are contained in Section III of the Standard Bidding Document, Design and Build Contracts (Revised) May 2003 (ICTAD/SBD/04). The Bidder may purchase the document from **ICTAD, 123, Wijerama Mawatha, "Sawsiripaya ", Colombo 07 (Presently CIDA)**
2. This publication is available for reference at the **Capital Works & Planning Unit, Uva Wellassa University, Passara Road, Badulla.**

Note:-

Conditions of Contract shall be read in conjunction with Contract Data

Section - V

STANDARD FORMS

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

Notes on Standard Forms:

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

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

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

FORM OF BID SECURITY

To :(name of the Employer)
 (address of Employer)

WHEREAS[name of bidder] (hereinafter called and referred to as the "Bidder") has submitted its bid dated [date] for the Design, Construction and Commissioning of Laboratories, Work Shops, Lecture Halls Building for the Faculty of Technological Studies, Uva Wellassa University, hereinafter called and referred to as "the Bid").

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

SEALED with the Common Seal of the said Guarantor thisday of2016.

THE CONDITIONS of this obligation are:

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

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

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

DATE SIGNATURE OF THE GUARANTOR.....

SEALWITNESS

[signature, name and address]

Notes on Form of Letter of Acceptance

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

FORM OF LETTER OF ACCEPTANCE

[letter head paper of the Employer]

.....[date]

To:[name of the Contractor]

.....[address of contractor]

This is to notify you that your bid dated[insert date] for the design, construction and remedying defects of the
[name of the Contract and identification number] for the Contract price of [name of currency¹] [amount in figures and words] as corrected in accordance with Instructions to Bidders and/or modified by a Memorandum of Understanding², is hereby accepted.

The adjudicator shall be [name and address of the adjudicator, if agreed] / shall be appointed by the Institute of Construction Training and Development (ICTAD)³.

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

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

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

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

Authorized Signature:

Name and title of Signatory:

Name of Agency:

FORM OF CONTRACT AGREEMENT

This Agreement, made the [day] of [month] 201....[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 execution and completion of such Works and the remedying of any defects therein.

The Employer and the Contractor agree as follows:

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

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

.....

Authorized Signature of Contractor

.....

Authorized Signature of Employer

SEAL

SEAL

In the Presence of:

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*]
(herein after called and referred to as “the Contract”).

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

And Where as 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 there under or of any of the Contract documents which may be made between the Employer and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive or any such change, addition or modifications.

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

Signature and the Seal of the Guarantor :

Name of the Organization :

Address :

Date :

Witness :

FORM OF GUARANTEE FOR MOBILIZATION ADVANCE PAYMENT

NUMBER:

DATE:

SUM GUARANTEED:

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

Name of the contract

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

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

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

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

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

Signature and the Seal of the Guarantor :

Name of the Organization :

Address :

Date :

Witness :

FORM OF RETENTION MONEY GUARANTEE

NUMBER :

DATE:

SUM GUARANTEE:

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

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

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

Signature and the Seal of the Guarantor:

Name of the Organization:

Address:

Date:

Witness:

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Section - II

BIDDING DATA

Note :

This section shall be read in conjunction with Section I –

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

Bidding Data

Instructions to Bidders Sub Clause		
Item	Sub Clause	Entry
Employer's name and address	1.1 & 9.1	The Employer is Name: Vice Chancellor, Uva Wellassa University of Sri Lanka. Address: Passara Road , Badulla.
Scope of Works	1.1	The contractor's Works consist of schematic design, detail design, preparation of specifications, construction, commissioning and remedying defects during the defect liability period of the multi-storied concrete framed building on necessary foundation including all necessary services to house the Building for university students including all other facilities as described in the Employer's Requirements in considering the given budget line. The Minimum gross-floor area of the building required is 2220 m² which includes the ground floor and additional floors, excluding the additional rooftop area. The walls of the building are brick walls plastered and painted, flooring with tiling, epoxy flooring and cement smooth finishes, Zn/Al roof and roof plumbing, partitioning with powder-coated aluminum extrusions, with all MEP services. The building will consist of laboratories, workshops and lecture halls, common toilets/bath complexes on each floor, with suitable corridors, balconies, fire extinguishers, fans, soakage and sewerage pits, water service to the building, disabled toilets, disabled access. Estimated cost for design, construction and commissioning is Rs 552.50 Mn for this Design and Build contract. Located at Passara Road, Badulla.
Time of Completion	1.2	The time for Completion for the whole of the Works shall be 18 Calendar Months .
Delay damages for the Works	1.2	The delay damages for the whole of the Works shall be 0.05% of the initial Contract Price per day
		The maximum amount of delay damages for the whole of the Works shall be 10% of the Initial Contract Price.
Defects Notification Period	1.2	Defects Notification Period is 365 Days from the Employer's taking over
Source of funds	2.1	The source of funds is the Government of Sri Lanka
ICTAD registration required	3.1	The registration required Specialty – Building Construction Grade – C3 or above

Eligible bidders	3.4	Foreign bidders are not allowed.
Qualification Information	3.1, 3.2 4.1	• ICTAD Registration
		Registration number
		Grade
		Specialty
		Expiry Date
		• VAT Registration number
		• Attach Construction Programme
		• Attach Legal Status (Sole proprietor, Partnership, Company etc.)
		• Attach authentication for signatory
		• Total monetary value of construction work performed for each of the last five years;
		• Experience in works of a similar nature and size for each of the last five years
		• Construction equipment;
		• Staffing
		• Attach Work Plan and methods;
		• Attach certified copies of financial statements of the organization, within last 5 years such as audited accounts to facilitate evaluation of financial stability such as turnover. liquid assets, liabilities, working capital etc.
Average annual volume of construction work performed in last five	4.3(a)	Average annual volume of construction work performed during last 10 years (2016-2026) shall be at least 552.5 Mn. Rupees.
Essential Equipment	4.3(c)	Copy of those Audited financial statements and certified income tax returns shall be submitted in last 5 years along with the bid. Original should be declared at the evaluation stage when is required The bidder shall possess and demonstrate the use of proven past track construction systems and technologies, including but not limited to - Precast concrete construction system . - Prefabricated or modular construction element. - Other rapid deployment of construction technologies

Similar work performed	4.3(b)	suitable for time – bound execution Experience as a design and build prime contractor in at least one contract of a similar nature and complexity (RCC multi storied building works) value of work completed of at least Rs. 387 (NPV at the date of bid closing) completed during the last 10 years (2016-2026). (to comply with this requirement, works cited should be at least 70% completed) certificate of completion of contract shall be attached.
Liquid assets and/or credit facilities required	4.3 (g)	The minimum amount of liquid assets or unconditional credit facilities address to Vice Chancellor Uva Wellassa University, net of other contractual commitments and exclusive of any advance payments which may be made under the contract shall be not less than Rupees 92 million. The bidder shall provide bank balance confirmation (including cash or fixed deposit of minimum 3 months duration) as on to around 7 days prior to the bid closing date and confirm bank facility for this particular project.
Bid Price	13.3	All the Tax components other than VAT shall be included in the rates. VAT component shall not be included in the rates. The amount written in the Form of Bid shall be without VAT. However, the VAT component shall be shown separately at the end of the price schedule summary.
Contract is subject to price adjustment for fluctuation of prices	13.4	The Contract is subject to price adjustment in accordance with Clause 13.7 of the Conditions of Contract. (For the purpose of price fluctuation, the bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.)
Currency of Bid	14.1	The currency of the bid price shall be only in Sri Lankan Rupees.
Bid validity period	15.1	The Bid shall be valid up to 01st February 2027 . (119 days from deadline to close the Bid)
Amount of Bid security	16.1	The amount of Bid security shall be Sri Lankan Rupees 6,000,000.00
Validity of Bid security	16.2	The Bid security shall be valid up to 02nd March 2027
Pre-Bid meeting	17.1	Pre-Bid meeting will be held on 01st September 2026 Venue: Senate Board Room, Uva Wellassa University, Passara Road, Badulla. Time: 10.00 hrs

Sealing and marking of Bids	19.2	The following information also shall be included in the inner covers of the envelope marked as “Envelope 1 – Preliminary Information”: (i) Schedule, Annual turnover Information”, (ii) Schedule, “Adequacy of Working capital”, (iii) Schedule, “Consultant experience in last five Years”, (iv) Schedule, “Construction experience in last five Years in similar works in similar works”, (v) Schedule, “Major items of construction equipment proposed”,
		The following information also shall be included in the inner covers of envelope marked as “Envelope 2 – Design / Technical Proposal”: (i) Schedule, “Team composition and Task assignment”, (ii) Curriculum vitae of key staff; (iii) Schedule, “ Time schedule for key staff”, (iv) Work Program (Design related activities); (v) Work Program (Construction related activities);
	19.4	The following information also shall be included in the inner covers of the envelope marked as “Envelope 3-Financial Proposal”, (i) Day work rates schedule; (ii) Schedule, “Overhead and profit percentage for Provisional Sum activities”
	19.5 (a)	The Employer’s address for the purpose of Bid submission is Director (Infrastructure Development), Ministry of Higher Education, No. 18, Ward Place, Colombo 07.
	19.5 (b)	Contract Name: Design, Construction and Commissioning of Laboratories, Workshops, and Lecture Halls Building for Faculty of Technological Studies, Uva Wellassa University.
Deadline for submission of Bids	20.1	The deadline for submission of Bids shall be 14.00 hrs. on 06th October 2026. Address for submission of Bids: Office of Director (Infrastructure Development), Ministry of Education, No. 18, Ward Place, Colombo 07.

Evaluation and comparison of Bids	27.0	For evaluation and comparison of Bids, option B is selected.
	27.1	Weight for Design/Technical Proposal (DT) Shall be: DT = 25% Weight for Price Proposal (P) shall be P = 75%
Correction of Errors	28.1(c)	Sub-Clause 28.1(c) not modified.
	28.1(d)	Sub-Clause 28.1(d) is deleted.
Amount of Performance Security	32.1	The standard form of Performance Security acceptable to the Employer shall be a bank guarantee for this purpose. Insurance will not be accepted for this purpose. The amount of Performance Security is 5% of the Initial Contract Price.
Percentage of retention	34.1	The retention from each payment shall be 10%. The limit of retention shall be 5% of the Initial Price.
Minimum amount of Interim Payment Certificates	34.2	10% of Initial Contract price.
Adjudicator proposed by Employer	(35.1)	The Adjudicator proposed by the Employer shall be nominated on the occasion.
		If the Bidder disagrees with the proposal of the Employer or the Adjudicator was not proposed, then the Adjudicator shall be appointed by the Appointing Authority, who shall be the Construction Industry Development Authority (CIDA) <i>Fees and types of reimbursable expenses to be paid to the Adjudicator shall be on a case-by-case basis and shall be shared equally by the Contractor and the Employer:</i>

Section - IV

CONTRACT DATA

Note:

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

Contract Data

Sub Clause 1.1.2.2 **Employer is:** Vice Chancellor, Uva Wellassa University
Address: Passara Road, Badulla, Sri Lanka.

Employers Representative :

Deputy Registrar, Capital Works Division, Uva Wellassa University

Sub Clause 1.1.2.4 **Engineer is:** Works Engineer/project Manager who is nominated by the University

Sub Clause 1.1.5.6 Not Applicable

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

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

- (a) Consenting to the subletting of any part of the Works under Sub Clause 4.4 (b);
- (b) Approving an extension of the Time for Completion, and/or any additional payments under Sub Clause 19.1 (*contractor's claim*) issuing variation under Sub Clause 13.1 (*Right to vary Employer's Requirements*), except in an emergency situation, as reasonably determined by the Engineer.
- (c) Approving additional payment under Sub Clause 13.3

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

Sub Clause 4.1 **Key personnel**

Schedule of Key Personnel:

Names with qualifications and experience to be written :

- (a) Project Management
 - Team Leader/Project Manager –

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

(b) Design

- Project Architect –

Should be a Chartered Architect having at least 10 years' experience in designing multi-story buildings of a similar nature.

- Structural Engineer -

Should be a Chartered Civil Engineer with at least 10 years' experience in the design of multi-story buildings of a similar nature.

- Electrical Engineer -

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

- Mechanical/Service Engineer -

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

- Architect –

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

(c) Construction Management (full time) -

- Construction Manager (full time) –

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

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

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

Sub Clause 4.2	Performance Security The Performance Security shall be 5% of the Initial Contract Price. The Standard Form of Performance Security acceptable to the Employer shall be a Bank Guarantee or from any other organization approved by the Treasury for this purpose. Insurance will not be accepted for this purpose.
Sub Clause 8.1 Commencement of Work 8.1	Start Date: The Start Date is 14 Days from the issue of the Letter of Acceptance.
Sub Clause 8.2	Time for Completion The time for completion for the whole of the work shall be 18 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 Taking-over Certificate.
Sub Clause 13.7	Adjustments for Changes in Cost The Contract is subject to price adjustment in accordance with Clause 13.7 of the Conditions of Contract. (For the purpose of price fluctuation, the bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.)
Sub Clause 14.1	Contract Price The Works described under Day Works are to be paid according to quantity supplied or work done
Sub Clause 14.3 (c)	Retention Money The retention from each payment shall be 10 % The limit of retention shall be 5 % of the Initial Contract Price.
Sub Clause 14.4	Issue of Interim Payment Certificates Minimum amount of Interim Payment Certificates shall be 10% of the Initial Contract Price.

Sub Clause 14.7**Payment of Retention**

The guarantee will be released to the Contractor upon the certification of the Engineer that all Defects notified by the Engineer to the Contractor before the end of this period have been corrected.

Sub clause 18.4**Professional Indemnity Insurance**

This amount of insurance shall be 10% of the initial contract price

**Sub Clause 19.2 &
19.4****Failure to agree Dispute Adjudicator**

The appointing entity for appointing the Adjudicator is the Construction Industry Development Authority (CIDA)

Section - VI

EMPLOYER'S REQUIREMENT

EMPLOYER’S REQUIREMENT

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 Faculty of Technological Studies, Uva Wellassa University of Sri Lanka (Phase II). 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. They shall guide the execution of the works to ensure that the completed facility meets the academic, research, 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 following General Provisions shall apply throughout the design, construction, testing, commissioning, and defects liability period of the Contract.

- 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 the 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 of Proposed Laboratories, Workshops and Lecture Halls Building for Faculty of Technological Studies, Uva Wellassa University.
- **Executing Agency:** Uva Wellassa University of Sri Lanka
- **Supervising Ministry:** Ministry of Education, Higher Education and Vocational Education
- **Site Location:** The proposed building to be constructed at the Uva Wellassa University Premises - Passara Road, Badulla
- **Total Floor Area:** Minimum 2220 m²
- **Building's Occupant Population:** approximately 1,750 persons at full occupancy.
- **Allocated Total Project Cost:** LKR 552,500,000.00 (excluding VAT)
- **Project Duration:** 18 months

6.4 Soil Investigation

The Successful Bidder shall carry out all necessary geotechnical assessments required for the design of foundations. An existing **geotechnical investigation report** (completely investigated by NBRI, in June 2026) 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 and facilities are required for the proposed Faculty of Technological Studies Building. The bidder shall consider the listed spaces as minimum spatial and functional requirements during the design stage. The final arrangement, layout, number of floors, circulation pattern, service areas, and structural configuration shall be determined by the Contractor based on the available land extent, site conditions, topography, access, surrounding environment, and the recommendations of the National Building Research Organization/National Building Research Institute report, as applicable.

The Contractor shall optimize the use of the available land area while ensuring proper functionality, safety, accessibility, natural lighting, ventilation, circulation, and future maintainability. The design shall provide sufficient flexibility for academic, laboratory, research, administrative, and student-support activities of the faculty.

6.5.1 Key Design Considerations

The Contractor shall incorporate the following key design considerations into the proposal:

Architectural Integration

The building shall be compatible with the existing architectural language of Uva Wellassa University and shall enhance the overall image of the campus.

Technology-Based Modern Appearance.

The design shall express a modern technology theme appropriate for the Faculty of Technological Studies through suitable form, materials, façade treatment, internal planning, digital infrastructure, and building services.

Green and Sustainable Concept.

The building shall incorporate environmentally friendly design features, including energy efficiency, daylight utilisation, natural ventilation where possible, heat reduction strategies, water conservation, rainwater drainage, and provision for landscaping.

Efficient Use of Land and Space.

The Contractor shall maximise the functional use of the available land and building area while avoiding unnecessary circulation, unused corners, and inefficient layouts.

Response to Site and Scenic Environment

The building shall be planned to benefit from the natural landscape, scenic views, wind patterns, and surrounding campus environment without disturbing the natural character of the site.

Functional Zoning

Laboratories, lecture halls, staff rooms, student spaces, stores, preparation rooms, service areas, and administration spaces shall be properly zoned to ensure safety, convenience, and operational efficiency.

Future Expansion and Flexibility

The design shall allow reasonable flexibility for future academic programme expansion, additional equipment, modification of laboratories, and changes in teaching and research requirements.

Safety and Accessibility

The building shall include proper fire exits, staircases, ramps or lifts where required, emergency access, laboratory safety provisions, disabled access, and clear internal circulation.

Maintenance and Durability

Materials, finishes, equipment, and building services shall be durable, easy to maintain, suitable for university use, and appropriate for the climatic conditions of Badulla.

Student-Friendly Learning Environment

The building shall provide comfortable, well-lit, well-ventilated, and attractive spaces that support teaching, research, innovation, collaboration, and student engagement.

Based on the above planning and design principles, the Contractor shall provide, as a minimum, the following laboratories, lecture halls, academic spaces, administrative areas, student-support spaces, and service facilities within the proposed building.

6.5.2 Minimum Space and Functional Requirements

Based on the above planning and design principles, the Contractor shall provide, as a minimum, the following laboratories, lecture halls, academic spaces, administrative areas, student-support spaces, service facilities, and rooftop facilities within the proposed Faculty of Technological Studies Building. The final layout, floor arrangement, circulation pattern, and service integration shall be determined by the Contractor during the design stage, considering the available land area, site conditions, functional relationships, safety requirements, and the recommendations of the relevant NBRI report.

All spaces shall be provided with appropriate floor finishes based on functional requirements. Lecture halls, offices, and common areas shall generally be finished with high-quality tiles, while laboratories and technical spaces shall be finished with epoxy resin flooring or other suitable industrial-grade finishes to ensure durability, hygiene, chemical resistance, and ease of maintenance.

The following spaces shall be considered as minimum requirements.

1. Lecture Hall 1

Lecture Hall 1 shall be designed to accommodate approximately 125 students. It shall be suitable for regular lectures, examinations, seminars, and other academic activities. The hall shall be provided with appropriate desks and chairs, proper lighting, proper ventilation, acoustic treatment, sufficient electrical points, multimedia facilities, and suitable teaching aids. The lecture hall shall preferably be located on a lower floor to ensure easy access for students and staff. If natural

ventilation is insufficient to maintain a comfortable indoor environment, an air-conditioning system shall be provided.

Capacity: 125 Students

Preferred Floor: Lower Floor

Purpose: Lectures and Examinations, Seminars and other academic activities.

Department/Use: Common Facility.

Approximate Minimum Area: 150 m² (1,600 Sq ft)

Floor Finish: Epoxy Flooring or high-quality floor tile

Special requirements: Electrical power outlets for teaching staff and a limited number for students, wired and/or wireless network connectivity, and appropriate safety facilities.

2. Lecture Hall 2

Lecture Hall 2 shall be designed to accommodate approximately 125 students. It shall be suitable for regular lectures, examinations, seminars, and other academic activities. The hall shall be provided with appropriate desks and chairs, proper lighting, proper ventilation, acoustic treatment, sufficient electrical points, multimedia facilities, and suitable teaching aids. The lecture hall shall preferably be located on a lower floor to ensure easy access for students and staff. If natural ventilation is insufficient to maintain a comfortable indoor environment, an air-conditioning system shall be provided.

Capacity: 125 Students

Preferred Floor: Lower floor

Purpose: Lectures and Examinations, Seminars, and other academic activities.

Department/Use: Common Facility

Approximate minimum area: 150 m² (1,600 Sq ft)

Floor finish: Epoxy flooring or high-quality floor tile

Special requirements: Electrical power outlets for teaching staff and a limited number for students, wired and/or wireless network connectivity, and appropriate safety facilities.

3. Lecture Hall 3 / Drawing Office

Lecture Hall 3 shall be designed as a large multifunctional academic space with a capacity of approximately 250 students. The hall shall be suitable for lectures, examinations, drawing office activities, workshops, seminars and other academic purposes. The hall shall be designed with sufficient flexibility to allow it to be divided into two equal lecture halls, each capable of accommodating approximately **125 students when required**. Suitable movable **acoustic** partitions shall be provided to ensure effective sound insulation, enabling both lecture halls to function independently and simultaneously without interference.

Each divided lecture hall shall be provided with independent lighting, ventilation, electrical outlets, multimedia facilities, teaching aids, and all other essential services required for normal academic activities. If natural ventilation is insufficient to maintain a comfortable indoor environment, an air-conditioning system shall be provided.

Provision shall also be made for the installation of **two additional display boards** to improve visibility for students seated at the rear of each lecture hall. These display boards shall be fully synchronised with the primary teaching display (interactive display/whiteboard), ensuring that identical teaching content is displayed simultaneously on all screens. The arrangement shall provide clear visibility of teaching materials from all seating positions in both lecture halls.

Capacity: 250 students

Preferred floor: Any suitable floor

Purpose: Drawing room, lecture hall, and examination hall

Department/Use: Common facility

Approximate minimum area: 278 m² (3,000 Sq ft)

Floor finish: High-quality tiles or heavy-duty tiles suitable for drawing activities

Special requirements: Electrical power outlets for teaching staff and a limited number for students, wired and/or wireless network connectivity, and appropriate safety facilities. A tool room is required to store drawing boards and tools.

4. Laboratory 1 – Computer Laboratory

Laboratory 1 shall be designed as a computer laboratory for the Department of Information and Communication Technology. The laboratory shall accommodate approximately 150 students and shall include adequate electrical supply for at least 150 Laptops/Desktop, network connectivity, internet facilities, teaching facilities, and a server room where required. The laboratory shall be planned with proper cable management, ventilation or air conditioning, suitable lighting, and safe electrical distribution.

Capacity: 150 Students

Preferred floor: Any floor

Purpose: Computer laboratory

Department: ICT

Approximate minimum area: 186 m² (2,000 Sq ft)

Floor finish: epoxy resin flooring with complete electricity supply

Special requirements: Electrical power shall be provided for approximately **150 laptops/desktops**. The facility shall be equipped with **wired and/or wireless network connectivity**, suitable **teaching and presentation facilities**, a **staff area**, a dedicated **server room**, and appropriate **laboratory safety facilities**. All the completion should be according to the complete furnishing of this laboratory.

5. Laboratory 2 – Food Processing and Testing Laboratory

Laboratory 2 shall be designed for food processing and testing activities under the Department of Biosystems Technology. The laboratory shall accommodate approximately 150 students and shall include provisions for electricity, gas supply, water supply, drainage, 15 workbenches, preparation areas, washing areas, storage, and a minimum of 15 equipment installations. The design shall comply with laboratory safety, hygiene, ventilation, and food processing requirements.

Capacity: 150 students

Preferred floor: Upper floor

Purpose: Food processing and testing

Department: BST

Approximate minimum area: 186 m² (2,000 Sq ft)

Floor finish: Epoxy resin flooring (food-grade, non-slip, easy to clean)

Work benches: 15 (10 students per bench)

Work Bench finish: Homogeneous tiles

Special requirements: Electricity, gas, water supply, drainage, ventilation, and appropriate laboratory safety provisions shall be provided. A staff and sample preparation area, together with suitable teaching and presentation facilities, shall also be provided.

6. Laboratory 3 – Advanced Mechanics Laboratory

Laboratory 3 shall be designed as an Advanced Mechanics Laboratory for the Department of Engineering Technology. The laboratory shall accommodate approximately 150 students and shall be located preferably on the ground floor due to the nature of the equipment, loading requirements, access, and safety considerations. The laboratory shall include provisions for pressurised gas, water supply, CCTV monitoring, electrical services, work benches, equipment foundations where required, and safe movement of equipment and users.

Capacity: 150 students

Preferred floor: Ground floor

Purpose: Advanced mechanics laboratory

Department: DET

Approximate minimum area: 186 m² (2,000 Sq ft)

Floor finish: Heavy-duty epoxy resin flooring or industrial-grade concrete

Special requirements: Provision shall be made for pressurised gas, water supply, access for heavy equipment, and appropriate safety measures, including dry powder and foam fire extinguishers. A staff and sample preparation area, together with suitable teaching and presentation facilities, shall also be provided.

7. Laboratory 4 – Material Development Laboratory

Laboratory 4 shall be designed as a Material Development Laboratory for the Department of Biosystems Technology. The laboratory shall accommodate approximately 125 students and shall include water supply, gas supply, work benches, storage areas, washing facilities, ventilation, and safety arrangements. The laboratory shall be suitable for practical classes, material preparation, testing, and related academic activities.

Capacity: 125 students

Preferred floor: Upper floor

Purpose: Material development

Department: BST

Approximate minimum area: 140 m² (1,500 Sq ft)

Floor finish: Epoxy resin flooring or a better alternative

Special requirements: Water, gas, and electricity supplies shall be provided to all workbenches. Provision shall also be made for a vacuum line and an exhaust extraction system where required. Furniture is not required as part of this provision. Appropriate laboratory safety facilities, including dry powder and foam fire extinguishers, shall be provided. A staff and sample preparation area with suitable teaching and presentation facilities shall be established. The laboratory shall be air-conditioned.

8. Laboratory 5 – Computer Research Laboratory

Laboratory 5 shall be designed as a **Computer Research Laboratory** for the Department of Information and Communication Technology. It shall accommodate approximately **125 students** and shall provide electrical facilities for approximately **100 desktop/laptops**. The laboratory shall include **wired and wireless network connectivity**, high-speed internet access, technical support points, teaching and presentation facilities, cable management systems, air conditioning, and secure arrangements for the installation and protection of computer equipment.

Capacity: 125 students

Preferred floor: Any suitable floor

Purpose: Computer research

Department: ICT

Approximate minimum area: 140 m² (1,500 Sq ft)

Floor finish: Anti-static tiles or epoxy resin flooring

Special requirements: Electrical power shall be provided for approximately **125 computers**. The laboratory shall be equipped with **wired and/or wireless network connectivity**, suitable **teaching and presentation facilities**, a **staff area**, and a dedicated **server room**.

9. Laboratory 6 – Microbiology Laboratory

Laboratory 6 shall be designed as a **Microbiology Laboratory** for the Department of Biosystems Technology. It shall accommodate approximately **125 students** and shall include **gas, water, and electricity supplies**, drainage, washing areas, laboratory workbenches, preparation areas, storage facilities, and provisions for sterilisation equipment. The laboratory shall also provide adequate ventilation or air conditioning, appropriate teaching and presentation facilities, and laboratory safety provisions. The design shall incorporate biosafety requirements, hygienic working conditions, controlled access, and appropriate waste management and disposal systems.

Capacity: 125 students

Preferred floor: Upper floor

Purpose: Microbiology practical and research activities

Department: BST

Approximate minimum area: 140 m² (1,500 Sq ft)

Floor finish: Epoxy resin flooring (chemical-resistant and hygienic)

Special requirements: Gas supply, water supply, drainage, appropriate laboratory safety provisions, and adequate laboratory ventilation shall be provided. Provision shall also be made for a **vacuum line and an exhaust extraction system** where required. A **staff and sample preparation area** shall be provided.

10. Laboratory 7 – In Vitro Laboratory

Laboratory 7 shall be designed as an **In Vitro Laboratory** for the Department of Biosystems Technology. It shall accommodate approximately **125 students** and shall include **water and electricity supplies**, air conditioning, laboratory workbenches, controlled environmental conditions, preparation areas, storage facilities, washing facilities, and appropriate laboratory safety provisions. The laboratory shall be designed to support **in vitro** practical sessions, demonstrations, and related research activities. Suitable teaching and presentation facilities shall also be provided.

Capacity: 125 students

Preferred floor: Any suitable floor

Purpose: In vitro laboratory activities

Department: BST

Approximate minimum area: 140 m² (1,500 Sq ft)

Floor finish: Epoxy resin flooring (clean-room compatible where required)

Special requirements: Water supply, gas supply, air conditioning, a controlled environment, and appropriate laboratory safety provisions shall be provided. A **staff and sample preparation area** shall also be provided.

11. Laboratory 8 – Electronics Laboratory

Laboratory 8 shall be designed as an **Electronics Laboratory** for the Department of Engineering Technology. It shall accommodate approximately **125 students** and shall include appropriate electrical installations, electronic workbenches, power outlets, safety switches, network connectivity where required, teaching and presentation facilities, storage for electronic

components and instruments, and adequate ventilation or air conditioning. The laboratory shall be designed to support electronics practical sessions, testing, demonstrations, project work, and related academic and research activities.

Capacity: 125 students

Preferred floor: Upper floor

Purpose: Electronics laboratory

Department: ET

Approximate minimum area: 150 m² (1,600 Sq ft)

Floor finish: Anti-static tiles or epoxy resin flooring

Special requirements: Electrical and electronic service provisions, instrument storage facilities, and appropriate laboratory safety arrangements shall be provided. A **staff and preparation area** shall also be included.

12. Incubation and Staff Office Space

An incubation and staff office area shall be provided to accommodate approximately **30 staff members**. The area shall include **individual office rooms**, each with an approximate size of **10ft × 10ft**, together with a **common room**, a **small kitchen or pantry**, and other related support facilities. **Common washrooms with shower facilities** shall also be provided.

The space shall be suitable for academic staff, research staff, project teams, incubation activities, and collaborative work. The design shall provide adequate lighting, ventilation or air conditioning, sufficient electrical outlets, wired and/or wireless network connectivity, and a comfortable working environment.

Capacity: 50 users (including 30 users)

Preferred floor: Upper floor

Purpose: Staff office space, incubation, discussion, and collaborative work

Department/Use: Faculty-level common facility

Approximate minimum area: 334 m² (3,600 sq.ft.)

Floor finish: High-quality tiles or Epoxy resign

Special requirements: A common room, pantry/kitchen, and washrooms shall be provided. Adequate electrical outlets and wired and/or wireless network connectivity shall be installed. In addition, provisions shall be made for the future development of 30 office cubicles, including the necessary electrical and network infrastructure.

13. Study/Tutorial Room

Tutorial Room shall be provided as a shared space for tutorials, student discussions, informal learning, group work, relaxation, and academic interaction. The space shall accommodate approximately 100 students and shall be designed as an open, flexible, and student-friendly area. It shall include suitable seating, adequate lighting, ventilation or air conditioning, electrical charging points, wired and/or wireless network connectivity, and appropriate facilities to support group discussions and collaborative learning.

Capacity: 100 students

Preferred floor: Any suitable floor

Purpose: Tutorial discussion, Student discussion, and common use

Department/Use: Common facility

Approximate minimum area: 56 m² (600 Sq ft)

Floor finish: High-quality tiles or epoxy resin

Special requirements: Charging points, wired and/or wireless network access, and a comfortable learning environment shall be provided.

14. Rooftop Gathering and Restaurant

A rooftop space shall be provided and designed to safely accommodate approximately **500 students** at a time. The area shall function as a multipurpose open or semi-covered space for a **restaurant/cafeteria**, events, relaxation, social gatherings, and faculty-level activities. The design shall include adequate structural capacity, safety railings, controlled access, proper drainage, weather protection where necessary, lighting, seating arrangements, and provisions for electrical power, network connectivity, and multimedia facilities where required. The rooftop shall comply with all applicable safety regulations, including fire safety and emergency evacuation requirements.

Capacity: 500 students

Preferred floor: Rooftop

Purpose: Restaurant events and informal use

Department/Use: Common facility

Approximate minimum area: To be determined by the Contractor based on capacity and safety requirements

Floor finish: Weather-sealed treated concrete finish with anti-slip properties

Special requirements: Safety railings, drainage, water sealer, lighting, seating, and electrical provisions.

6.5.3 Service Area and Total Minimum Space Requirement

The total approximate minimum space requirement for the above-listed lecture halls, laboratories, staff/incubation areas, and student common facilities is minimum **2220 m²** excluding the rooftop area. The Contractor shall verify the adequacy of the proposed space allocation during the design stage and shall include necessary circulation areas, staircases, lifts, toilets, service ducts, stores, preparation rooms, utility rooms, mechanical and electrical service areas, and other supporting spaces in addition to the functional areas listed above.

An allowance of **approximately 10% 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 General Items

- CEB electrical power connection, electrical main distribution panel, standby generator, and LP gas storage facility.
- Overhead water storage tanks and a sump tank for the water supply and fire-fighting system.
- Passenger **elevators** (minimum 6 passengers – Japanese Technology or equivalent) shall be installed to serve all floors, including the **most elevated occupied** area of the building where different height levels are proposed.
- Fire detection, alarm, and fire protection systems.
- Lightning protection system.
- Structured cabling system for data, voice, Wi-Fi, and CCTV networks.
- Sewerage and wastewater treatment plant.
- Air-conditioning systems were required for all poorly ventilated areas.
- Mechanical ventilation systems, including exhaust fans, for laboratories where required.
- Provision for the future installation of a solar photovoltaic (PV) power system.
- Chemical fume hoods are required for laboratories (If needed).
- Access roads and pedestrian connectivity to the building.
- Car parking spaces to be provided within the remaining available land area.
- The chemical waste treatment system shall be connected to the existing treatment system.
- Any required retaining walls shall be designed and constructed by the Contractor.

6.5.8 Landscape

- Interlock cement block paving in parking areas
- Road access to parking areas and footpaths
- Storm water disposal system
- Security Lights and Landscape
- Retention walls if required

6.6 Summary of the Floor Area

The proposed Faculty of Technological Studies Building shall be designed within the total gross floor area identified for the project. The following table replaces the previous floor area schedule and shall be used as the project-specific area summary. The floor-wise distribution is indicative only and may be optimised by the Contractor based on the available land extent, site conditions, topography, NBRI/NBRO recommendations, structural design, functional zoning, circulation efficiency, and statutory requirements.

Description	Area / m ²	Remarks
Minimum identified functional spaces in Section 6.5.2	2220	Includes lecture halls, laboratories, incubation/staff office space, and students' common room. The rooftop area is excluded. Final floor-wise distribution shall be optimized by the Contractor.
Rooftop student gathering space	Area to be determined by Contractor	To safely accommodate approximately 500 students with structural, fire-safety, drainage, lighting, access-control, and railing provisions.
Circulation and service area allowance	Minimum 10% of gross floor area	Includes staircases, lift lobbies, corridors, balconies, service shafts, toilets, ducts, equipment rooms, utility rooms, and similar service spaces.

If surplus or balance area remains after accommodating the minimum required facilities, the Contractor shall incorporate additional tutorial rooms / working spaces together with suitable furniture space, lighting, ventilation, electrical outlets, network ports, Wi-Fi coverage, and multimedia provisions.

6.6.1 Minimum Functional Area Schedule

Space	Capacity	Approx. Area (sq. ft.)	Approx. Area (m ²)	Remarks
Lecture Hall 1	125 students	1,600 sq. ft.	148.6 m ²	Common; lower floor preferred
Lecture Hall 2	125 students	1,600 sq. ft.	148.6 m ²	Common; lower floor preferred

Space	Capacity	Approx. Area (sq. ft.)	Approx. Area (m ²)	Remarks
Lecture Hall 4 / Drawing Laboratory	250 students	3,000 sq. ft.	278.7 m ²	Divisible into two spaces where required
Computer Laboratory	150 students	2,000 sq. ft.	185.8 m ²	ICT; lower floor preferred
Food Processing and Testing Laboratory	150 students	2,000 sq. ft.	185.8 m ²	BST; upper floor preferred
Advanced Mechanics Laboratory	150 students	2,000 sq. ft.	185.8 m ²	ET; ground floor preferred
Material Development Laboratory	125 students	1,500 sq. ft.	139.4 m ²	BST; upper floor preferred
Computer Research Laboratory	125 students	1,500 sq. ft.	139.4 m ²	ICT
Microbiology Laboratory	125 students	1,500 sq. ft.	139.4 m ²	BST; upper floor preferred
In Vitro Laboratory	125 students	1,500 sq. ft.	139.4 m ²	BST
Electronics Laboratory	125 students	1,600 sq. ft.	148.6 m ²	ET; upper floor preferred
Incubation and Staff Office Space	30 users	3,600 sq. ft.	334.5 m ²	Staff office/incubation and collaborative work
Students' Common Room	100 students	600 sq. ft.	55.7 m ²	Common student discussion space
Total minimum identified functional area	-	24,000 sq. ft.	2,230 m ²	Excludes rooftop gathering space and circulation/service areas

6.7 Required Service Provisions for Laboratories and Teaching Spaces

The Contractor shall provide only the required building service infrastructure, service routes, and termination points for future installation of laboratory furniture and equipment by separate specialist suppliers. The Contractor shall not supply or install laboratory benches, laboratory sinks, fume hoods, biosafety cabinets, laminar flow cabinets, laboratory instruments, computers, loose furniture, or other specialized equipment unless specifically stated elsewhere in the Contract. All service points shall be installed up to suitable termination points, capped or made safe where necessary, clearly labelled, tested, and documented. Final locations and quantities shall be coordinated with the Employer during the detailed design stage and shall suit the future laboratory furniture layout.

Space	Electrical Provisions	Water / Drainage Provisions	Gas / Special Provisions	ICT / Communication Provisions	Items Not Included in Contractor Scope
Lecture Hall 1	General electrical outlets: for teaching 04 and limited student use 06	Not required	Not required	Teaching Network ports 02, Wi-Fi access point 01, multimedia provisions, nominal sound system	No loose furniture, desks, chairs, projectors, or smart boards unless separately specified
Lecture Hall 2	General electrical outlets: for teaching 04 and limited student use 06	Not required	Not required	Teaching Network ports 02, Wi-Fi access point 01, multimedia provisions, nominal sound system	No loose furniture, desks, chairs, projectors, or smart boards unless separately specified
Lecture Hall 3 / Drawing Office	Electrical outlets for teaching 08, display boards 02, and limited student use 10	Not required	Not required	Teaching Network ports 04, Wi-Fi access point 02, multimedia provisions, nominal sound system, 02 display boards with necessary synchronisation on network.	No drawing tables, loose furniture, movable partitions, or teaching equipment unless separately specified

Space	Electrical Provisions	Water / Drainage Provisions	Gas / Special Provisions	ICT / Communication Provisions	Items Not Included in Contractor Scope
Computer Laboratory	Electrical supply for teaching and supporting staff: 10, 150 laptops/desktops for students	Not required	Not required	Teaching and supporting staff 10, 150 data ports for students' positions, Wi-Fi, 1 telephone intercom point, cable-management routes	No computers, computer tables, chairs, UPS units, servers, or active ICT equipment unless separately specified
Computer Research Laboratory	Electrical supply for teaching and supporting staff 10, 125 computer positions for students	Not required	Not required	Teaching and supporting staff 10, 125 data ports for students positions, Wi-Fi, 1 telephone intercom point, cable-management routes	No computers, computer tables, chairs, UPS units, servers, or active ICT equipment unless separately specified
Food Processing and Testing Laboratory	Electrical termination points for minimum 15 equipment/ 15 work benches use	20 water/drainage points for future sinks/equipment, Eye Wash Station and shower station	6 LP gas termination points including chimney extractor hoods. Extra 06 exhaust fans covering all cooking stations.	Teaching 02, 08 for equipment data ports, Wi-Fi, 1 telephone intercom point,	No work benches, sinks, food-processing equipment, instruments, or lab furniture

Space	Electrical Provisions	Water / Drainage Provisions	Gas / Special Provisions	ICT / Communication Provisions	Items Not Included in Contractor Scope
Advanced Mechanics Laboratory	Heavy-duty electrical/three-phase provisions where required ~10,	2 water/drainage termination points	4 pressurised-gas termination points/service routes	Teaching 02, 08 for equipment data ports, Wi-Fi, 1 telephone intercom point,	No machines, testing equipment, benches, instruments, or specialist installations
Material Development Laboratory	Electrical termination points for future workbench/equipment use ~20 for ~ 60 kW	~10 water/drainage termination points; provisions for an eye wash station and shower station provide provisions.	~10 LP gas termination points, vacuum line, exhaust and air conditioning	Teaching 02, 06 for equipment data ports, Wi-Fi, 1 telephone intercom point	No lab benches, sinks, fume hoods, instruments, or lab furniture
Microbiology Laboratory	Electrical termination points for future workbench/equipment use ~20	~10 water/drainage termination points, provisions for an eye wash station and shower station	~10 LP gas termination points, vacuum line and exhaust	8 data ports, Wi-Fi, 1 telephone intercom point, CCTV provision	No benches, sinks, biosafety cabinets, laminar-flow cabinets, autoclaves, incubators, or instruments
In Vitro Laboratory	Electrical termination points for future equipment/workbench use ~20	~10 water/drainage termination points, provisions for an eye Wash Station and shower station	~10 LP gas termination points where required	8 data ports, Wi-Fi, 1 telephone intercom point,	No benches, sinks, laminar-flow cabinets, biosafety cabinets, instruments, or laboratory furniture

Space	Electrical Provisions	Water / Drainage Provisions	Gas / Special Provisions	ICT / Communication Provisions	Items Not Included in Contractor Scope
Electronics Laboratory	Electrical/three-phase provisions where required ~10, Protected electrical outlets, proper earthing, emergency isolation provisions ~10	Not generally required	Not required	05 data ports, Wi-Fi, 1 telephone intercom point, Provision shall be made for the transfer and installation of the existing equipment from the Advanced Engineering Laboratory.	No electronics benches, instruments, components, testing equipment, or lab furniture
Incubation and Staff Office Space	Electrical outlets for 30 user positions and shared equipment	Pantry/kitchen service termination points where required	Not required unless instructed	30 data ports/user positions, Wi-Fi	No cubicle furniture, office furniture, computers, printers, or pantry equipment unless separately specified
Tutorial Room	Charging points and general electrical outlets	1 Point	Not required	1 data port, Wi-Fi	No loose furniture, movable seating, or student-use equipment unless separately specified
Rooftop Restaurant	Weatherproof electrical outlets and lighting provisions	2 Points Drainage provisions only	Not required	Wi-Fi coverage, CCTV, 1 emergency/intercom point	No outdoor furniture, event equipment, loose seating, or temporary structures unless separately specified

6.8 Information on Data Network, Voice, CCTV, Ventilation and Air Conditioning

The following table replaces the copied data-network, voice, and air-conditioning table from the previous project. The quantities given below are minimum requirements based on the spaces identified for the Faculty of Technological Studies Building. The final number and location of data ports, telephone intercom points, Wi-Fi access points, CCTV cameras, and air-

conditioning/ventilation systems shall be finalized during detailed design in consultation with the Employer and the University ICT/IT Division.

The above quantities are minimum provisions. The Contractor shall ensure that the completed building has sufficient ICT, voice, CCTV, Wi-Fi, electrical, ventilation, and air-conditioning infrastructure to support the stated capacities, future expansion, and long-term academic use of the Faculty of Technological Studies. All systems shall be labelled, tested, commissioned, and handed over with as-built drawings and test certificates.

THE SITE AND LOCATION: UWA Wellassa University, Passara Road, Badulla.

RESPONSIBILITY OF THE UNIVERSITY

- Suitable & Buildable lands should be required from the relevant University
- Clearing of selected sites including removing of trees & abandoned buildings.
- Provide drinking water facilities to the site from the university.
- Provide construction water to the site from the university. (bill will be paid by contractor, monthly)
- Provide 3-phase electricity to the site from the university. (bill will be paid by the contractor, monthly)
- Provide suitable space to construct temporary huts for the workers' accommodation.
- Access to the site for heavy vehicles and machinery to transport pre-cast items.
- Monthly progress review meeting chaired by the Vice Chancellor
- No scope changes to propose.
- Permission to enter the construction site.
- Obtain necessary approvals of relevant authorities such as UDA, RDA, Environment, Forest, Municipal Council, Pradeshiya Sabha if necessary
- Payment of CEB, Water Board at the beginning if any such expenses are incurred

MAIN FEATURES OF THE BUILDING

Structure	Footings, Columns, Beams, slabs – precast concrete/Insitu works with system formwork
External walls	Minimum 150mm wall with cement plaster
Facility for Disabled	Disabled toilet with bathing facilities on the ground floor, access to the building
Working table	Relevant worktop to use at least 10 students at a time with necessary sockets and water sinks Common pantry cupboard wall-hung
Internal walls	Minimum 100mm wall with cement plaster
Floor	Epoxy Flooring or homogeneous floor tiles
Roof	Suitable roofing with heat insulation and necessary ceiling as per the design
Wall finishes	External – Weather Resistant Emulsion paint with waterproofing primers Internal – Emulsion paint Washroom – wall tiles. Laboratories – Emulsion paint and fungal proof paints if necessary
Doors/windows	Aluminium with pin-headed glass (non-transparency from rooms)
Electrical	As to fulfil the requirement of lighting, necessary air conditioning units, Necessary fans, etc
Fire protection system	Fire extinguisher, Exit signage (for fire protection)
Drainage system	Sewer drainage system and wastewater drainage system considering the number of users.
Ramp & Drain	Suitable ramp with/without drain around the building as per the university
Water service	Half-day capacity Overhead tank or suitable water supply system inside the building Ladder to OH tank (if OH tank available)

Following special features should be introduced.

- Fast track construction should be adopted.
- Energy-efficient and maintenance-free lighting and ventilation with Door/Window louver system for both sides for proper ventilation to the room (outside and corridor side)
- Solar tube day lighting system for corridors
- Enclosing stair well
- Balcony separation grills and balcony rails
- In and out air flow through the rooms (necessary air grills should be provided)
- In and out air flow through the corridors
- Drop for shower cubicles and toilets

THE SPECIFICATIONS SHALL BE AS GIVEN BELOW.

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

<u>Publication No</u>	<u>Description</u>
BS 8110	Reinforced concrete design
BS 5950	Structural steel design
BS 8004	Design of foundation
SCA/4/I	Specifications for Building Works (Vol. I) Third revision, July 2004
SCA/4/II	Specifications for Building Works (Vol. I) Third revision, July 2004
SCA/3/2	Specifications for Water Supply Sewerage and Storm Water Drainage works Second Edition, April 2002
SCA/8	Specifications for Electrical and Mechanical Works associated with Building and Civil Engineering Sri Lanka, Second Edition, August 2000

ICTAD/DEV/14	Fire regulations
BS 5306: Part I: 1976 (1998)	Fire Extinguishing Installations and equipment on premises.
Gazette Notification	For disabled facilities and access

SPECIAL CONSIDERATION IN SPECIFICATIONS

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

The main electrical panel room at the ground floor and sub-panel rooms for each floor and the Lighting system to be energy-saving and environment-friendly type.

In all rooms, adequate illumination and all necessary power outlets for 4 students and electrical fans to be provided.

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 pipework.

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

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 and 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%

Materials

The Employer suggests the 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 the proposed standards are equal or superior to the suggested standards and should obtain the Engineer's approval before use.

Item	Specification
Cement	Ordinary Portland Cement confirming to SLS 107-1995
Reinforcement	Grade $f_y=460 \text{ N/mm}^2$ – 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
Structural Steel	Should be of Grade 43 conforming to BS 3693 & 4320:1968
Brass / Stainless Steel Fittings, Locks, Door Closers, Floor hinges etc	Heavy Duty Type
Silicone Sealant	UV Resistant Tropicalized Silicone Sealant
Paint	
PVC Pipes & Fittings (Water Service)	PVC ISO Type 1000
PVC Pipes & Fittings (Waste Water & Sewerage)	PVC ISO Type 600
Gate Valves, Stopcocks etc	
Ceramic Floor Tiles	Homogeneous Heavy Duty Type

Ceramic Wall Tiles	Glazed Homogeneous Heavy Duty Type
Sanitary Fittings	
Water Fittings & Toilet accessories	
Sunk Switches, 10A	B.S. 3676
13A Switched Socket Outlets, Plugs & Adapters.	B.S. 1363
5A and 15A Switched Socket Outlets	B.S. 546
R.C.C.B./R.C.D.	B.S.4293, IEC1008, BS EN 61008
M.C.B.	IEC 898 or BS EN60898 or IEC 947-2 or B.S.3871:Part 1
M.C.C.B	07. I.E.C.947-2:1989 BS EN60947-2:1992
Consumer Unit	B.S. 5486 Part 1 & Part 13 L.E.C.439-
Cu/PVC/SWA/PVC Cables, Cu/PVC/PVC Cables	B.S. 6346 B.S. 6004:1995 & SLS 733:1995
Cu/XLPE/SWA/PVC Cables, Cu/XLPE/PVC Cables	B.S. 5467
Wiring Cable	SLS Certificate
PVC Conduits	BS 4607 & BS 6099
Exhaust Fans	BS 5060 I.E.C.879:1987)
Ceiling Fans	BS 367
Compact Fluorescent Lamps (CFL)	
Lighting Fixtures	EN 60598, BS 4533
Steel enclosures (Epoxy powder coated finish)	IEC 529, BSEN 60529
PVC Conduits	BS 4607, BS 6099
GI conduits	BS 4568 Part I

Building structure

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

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

1. The contractor shall carryout and be responsible for the design of the works. Design shall be prepared by qualified Chartered Architects and Engineers in relevant field. The contractor shall submit to the employer for consent the name and particulars of each proposed designer. **All the drawing should be certified by the relevant professional with mentioning the Membership number and the relevant professional body.** Develop schematic design for proposed building (with alternatives) Bidders are advised to submit draft schematic design (with alternatives) with their bids.
2. Detail Design
 - Provide comfortable living conditions with basic facilities including lighting, sanitation, and ventilation (as per the standard).
 - Ensure safety and security measures are incorporated in the design to safeguard residents.
3. Establish technical specification in accordance with the Employers requirements and any alternatives proposed with bid and agreed by the Employer
4. Construct the building in accordance with Employers requirements and specifications established including Contract Administration, Project Management, Construction Supervision etc.
5. Carryout any inspection needed during the defect liability period and take necessary action to rectify.

Schematic Designing Phase

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

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

Design Development Phase

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

Construction and Contract Administration Phase

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

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

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

	Position (full time)	Minimum Qualification
1	Construction Manager/Resident Engineer	B.SC (Eng) with 10 year experience in multi storied buildings
2	3 No. Construction Supervisors/Technical officers including at least quailed MEP officer	NDT/HNDE/NCT/TTI/Diploma or equivalent with 6 years experience in multi storied buildings

Completion of the building

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

Defect liability period

- a. Carry out any inspection needed during the defect liability period and prepare a list of defects to be rectified and attend to rectify those defects
- b. Hand over warranties and guarantees to the employer
- c. Upon completion of the defect liability period, hand over the building acceptable to the employer

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

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

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

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Section – VII (a)

FORM OF BID

FORM OF BID

NAME OF CONTRACT: Design, Construction and Commissioning of Laboratories, Workshops and Lecture Halls Building for the Faculty of Technological Studies, Uva Wellassa University

To: Vice Chancellor,
University of

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

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

We agree to abide by this Bid until2026 and it shall remain binding upon us and may be accepted at any time before that date.

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

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

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

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

.....

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

.....

Address:

.....

.....

Date:

Section – VIII (a)

SCHEDULES

Related to General Information

Schedule A 1 - Preliminary Information

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

- (i) *If pre qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application*
- (ii) *For joint ventures, each joint venture partner shall furnish information separately*

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

	Written power of attorney of the signatory to the Bid	Provide a certified copy of the power of attorney attested by a Notary and label it as an attachment to Clause 4.1 (a)	
	VAT Registration Number	123	Provide certified copies and label them as an attachment to Clause 4.1 (a)
	Name (Partner 2)		
	Legal status		
	Place of registration		
	Principal place of business		
	Written power of attorney of the signatory to the Bid	Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a)	
	Name (Partner 3)		
	Legal status		
	Place of registration		
	Principal place of business		
	Written power of attorney of the signatory to the Bid	Provide a certified copy of the power of attorney attested by a Notary and label it as an attachment to Clause 4.1 (a)	

Schedule A 2 – Annual Turn over Information (Construction only – Last five years) <i>(enclose this schedule in envelope marked “ Envelope 1 – General Information”)</i> (i) <i>If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.</i> (ii) <i>For joint ventures, each joint venture partner shall furnish information separately.</i>		
Years from last 8 yrs	Turn –over	Remarks
1		Attach audited reports and label them as attachments to Clause 4.1 (a) (i)
2		
3		
4		
5		

Schedule A 3 – Adequacy of Working Capital <i>(enclose this schedule in envelope marked “Envelope 1 –General Information)</i> If pre qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application		
Source of credit line	Amount	Remarks
		Provide documentary evidence and label them as attachment to Clause 4.1 (a) (ii)
Total		

Schedule A 4 – Construction Experience in five (5) years (with in last 10 years)

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

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

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

(iii) List similar works first.

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

Schedule A 5– Design experience five (5) years (with in last 10 years)

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

- (i) *If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.*
- (ii) *For joint ventures, each joint venture partner shall furnish information separately*
- (iii) *List similar works first.*

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

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

[illegible]

Checklist for Bidders

Bidders are advised to fill in the following table:

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

VOLUME 2

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SECTION VIII (b) – SCHEDULES	
SECTION IX - DRAWINGS	

Section – VII (b)

FORM OF DESIGN & TECHNICAL PROPOSAL

FORM OF DESIGN/TECHNICAL PROPOSAL

Name of Contract: Design, Construction and Commissioning of Laboratories, Workshops, Lecture Halls Building for the Faculty of Technological Studies , Uva Wellassa University.

To: Vice Chancellor
University of

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

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

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

.....

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

.....

Address:

.....

.....

Date:

Section – VIII (b)

**SCHEDULES – Related to Design and Technical
Proposal**

Schedule B1 – Comments and Suggestions on Employer’s Requirements

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

Sheet 1 of

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

Schedule B2 – Contractor’s Proposal

(enclose in envelope marked “Envelope 2 – Design and Technical Proposal”)

Sheet 1 of

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

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

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

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

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

Note:- The bidder has to prepare these charts for the entire 18 months.

Schedule B6 – Work Program (Design Related Activities)
(enclose in envelope marked, “Envelope 2 – Design and Technical Proposal”)

	<i>[1st, 2nd, etc., are months from the Start date]</i>
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Design Activity	1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th	10 th	11 th	12 th
-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------------	------------------	------------------

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Note:- The bidder has to prepare this charts for the entire 18 months.

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Note:- The bidder has to prepare this charts for the entire 18 months.

Section – IX

DRAWINGS

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

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SECTION VII (c) – FORM OF PRICE PROPOSAL

SECTION VIII (c) – SCHEDULES

Section – VII (c)

FORM OF PRICE PROPOSAL

FORM OF PRICE PROPOSALS

Name of Contract: Design, Construction and Commissioning of Laboratories , Workshops and Lecture Halls for the Faculty of Technological Studies , Uva Wellassa University.

To: Vice Chancellor

University of

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

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

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

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

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

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

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

.....

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

.....

Address:

.....

.....

ate:

Section – VIII(c)

SCHEDULES – Related to Price Proposal

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

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

Schedule C 1 - Price Schedule <i>(enclose all price schedule in envelope marked, “Envelope 3 – Financial Proposal”)</i>		
Activity 02 – Design		
Item No:	Sub-activity description	Amount (Rs.)
2.1	Surveying the site (if essential)	
2.2	Site investigations and testing (if essential)	
2.3	Schematic designs	
2.4	Design of the building including essential external works items	
2.5	Quality control, planning, monitoring, testing and remedial measures	
	Any other Sub-activity (Bidder to include)	
2.A1		
2.A2		
2.A3		
2.A4		
2.A5		
Total for Activity 2 carried to summary		

Schedule C 1 - Price Schedule <i>(enclose all price schedule in envelope marked, "Envelope 3 – Financial Proposal")</i>		
Activity 3 : Construction		
Item No:	Sub-activity description	Amount (Rs.)
3.1	Excavation and earth work	
3.2	Foundation and substructure	
3.3	Concrete work	
3.4	Waterproofing	
3.5	Masonry work	
3.6	Roof work	
3.7	Timber work and carpentry work	
3.8	Aluminum and metal work	
3.9	Floor, wall, pantry tops, ceiling finishes and handrail work including all tiling works as per the given design	
3.10	Painting and decoration	
3.11	Electrical installation	
3.13	Internal all plumbing and sanitary installations with every type of sinks and fittings	
3.14	Fire extinguishers/ exit signage	
3.15	External plumbing and water supply (from overhead tank or as designed appropriately)	
3.16	Ramp, waste water and sewerage disposal system	
3.17		
3.18		
3.19		
Any other Sub-activity (Bidder to include)		
3.A1		

3.A2		
Item No:	Sub-activity description	Amount (Rs.)
3.A3		
3.A4		
3.A5		
Total for Activity 3 carried to summary		

Special Note to the bidder :

YOU CAN ADD/DELETE/MODIFY ABOVE CONSTRUCION ACTIVITY SCHEDULE AS PER YOUR GIVEN DESIGN. YOU CAN PREPARE YOUR OWN FORMAT IN WORD/EXCEL.

Schedule C2 – Price Schedule

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

Day Works

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

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

Schedule C3 - Percentage of the Overheads and profits for Plant, Materials or services to be purchased by the contractor (if any) under Provisional Sums, in accordance with sub-clause 13.4 of Conditions of Contract

(enclose this schedule in envelope marked, "Envelope 3 – Financial Proposal")

Item Number (1)	Amount of Provisional Sum <i>(to be filled by the Employer)</i> (2)	Percentage <i>(to be filled by the Bidder)</i> (3)	Amount of Overhead and Profit <i>(to be filled by the Bidder)</i> (4)=(2)*(3)/100
P.1			
Total for Day works carried to summary			

Special Note to the bidder :

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

Schedule C4 – Price Schedule <i>(enclose all price schedules in envelope marked, “Envelope 3 – Financial Proposal”)</i> Sheet of.....		
Summary		
Activity No:	Activity description	Amount
1	Preliminaries	
2	Design	
3	Construction	
	Any other activity (bidder to include)	
A		
B		
	Sub Total	
	Discount	
	Add Day Work Schedule	
	Amount carried to Form of Bid	
	Add VAT	
	Total	

Signature of the bidder
Seal
Date

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