

# INVITATION FOR BIDS (IFB)

## PROPERTY DEVELOPMENT LIMITED

### PROPOSED UPGRADING/MODERNIZATION OF AUDITORIUM AT FLOOR 03 OF THE BANK OF CEYLON HEADQUARTERS BUILDING AT COLOMBO 01

#### BID No - PDL/SP/2026/05

1. The Chief Executive Officer, **Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No. 01, Bank of Ceylon Mawatha, Colombo – 01**, now invites sealed Bids from eligible and qualified bidders for **Proposed Upgrading/Modernization of Auditorium at Floor 03 of Bank of Ceylon Headquarters Building, "BOC" Square, No.01, Bank of Ceylon Mawatha, Colombo 01** as described below and estimated cost of **Rs.185 million (excluding VAT)**.

The project consists of Upgrading/Modernization of existing Auditorium on the Floor 3 of Bank of Ceylon Headquarters Building, "BOC Square", No 01, Bank of Ceylon Mawatha, Colombo 01. The work scope mainly comprise of demolishing and extending the auditorium side walls to accommodate 300 seats, Sound insulation walls, acoustic ceiling, new control room, refurbishing the lobby, new sound system, floor carpeting, replacing existing timber floor with new timber flooring , new air conditioning system , new electrical system with fittings , new lectern etc. This Project shall be carried out in Stages as Property Development Limited will release areas for construction without disruption to the office areas that are functioning in this floor.

The site is located at Floor 3, Bank of Ceylon Headquarters Building, "BOC Square", No 01, Bank of Ceylon Mawatha, and Colombo 01.

**The Time for Completion for the whole of the works shall be 300 Calendar days.**

2. Bidding will be conducted through National Competitive Bidding Procedure.
3. To be eligible for contract award, the successful bidder shall not have been blacklisted and shall meet the following requirements;  
  
Registered with the Construction Industry Development Authority (CIDA) under Building Construction Works – **Grade C2 or above** and in the event of main Contractor is employing Sub Contractors for M&E Works, they should have registered with CIDA under Electrical Grade **EM2** (Electrical installation low Voltage EILV and Extra low Voltage installation ELV) and Grade **EM4** (Mechanical ventilation and Air Condition – MVAC)
4. Qualification requirements to qualify for contract award include:
  - Average annual turnover of construction work performed in any five years within last ten years shall be at least **Rs. 222 million**.
  - Successful completion of following works during last 10 years as a main Contractor;
    - One similar project of renovation / new construction of an Auditorium, Theatre, or Cinema with a seating capacity of not less than 200 seats with project value of at least **Rs. 92.5 million plus VAT** within 10 months or higher value within proportionate time period ,which included installation of chiller, audio, video display and electrical systems.
  - The minimum amount of liquid assets and / or credit facilities (after setting apart for other contractual commitments) and exclusive of any advance payments which may be made under this Contract, shall not be less than **Rs. 55.5 million**.
  - Engagement of qualified key personnel as specified.
5. Interested bidders may obtain further information from **Deputy Chief Executive Officer, Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No. 01, Bank of Ceylon Mawatha, Colombo – 01**. (Tel. 011-2544328/2380949) and inspect the Bidding Documents during 0900 hrs to 1500 hrs in working days from **26 June 2026 to 21 July 2026**.
6. A complete set of Bidding Documents in English language may be purchased by interested bidders on the submission of a written application in their company letter head to the **Deputy Chief Executive Officer** at the above address **from 26 June 2026 to 27 July 2026 from 0900 hrs to 1500 hrs** upon payment of a nonrefundable fee of **Rs. 17,500.00**. The method of payment will be in cash.
7. Sealed bid shall be deposited in duplicate to the Tender Box available at the office of the **Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No. 01, Bank of Ceylon Mawatha, Colombo 01** or send by registered post addressed to the **Chief Executive Officer, Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No. 01, Bank of Ceylon Mawatha, Colombo 01** to reach her on or before **1500 hrs on 28 July 2026**. Late bids will be rejected. Bids will be opened soon after closing in the presence of the Bidders' representatives who choose to attend.
8. Bids shall be valid up to **27 October 2026**.
9. All bids shall be accompanied by a Bid-Security, which shall be in the form included in the Section 11 in the Bidding Document, issued in favour of Chief Executive Officer, Property Development Limited for an amount of **Rupees One Million Eight Hundred Fifty Thousand (Rs. 1,850,000/=)** valid up to **24 November 2026** issued by a commercial bank operating in Sri Lanka approved by the Central Bank of Sri Lanka.
10. A Pre – Bid meeting was held at **1500 hrs on 03 July 2026** at the office of Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No. 01, Bank of Ceylon Mawatha, Colombo -01 .

The Chief Executive Officer  
Property Development Limited  
Floor 19, Bank of Ceylon Headquarters Building  
"BOC Square"  
No. 01, Bank of Ceylon Mawatha  
Colombo – 01.