

INVITATION FOR BIDS (IFB)

PROPERTY DEVELOPMENT LIMITED

DESIGN AND BUILD CONTRACT FOR PROPOSED OUTDOOR RESTAURANT

FACILITIES AT THE ROOF TERRACE OF FLOOR 4 OF BANK OF CEYLON HEADQUARTERS BUILDING AT COLOMBO 01

BID No - PDL/SP/2026/07

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 invites sealed bids from eligible and qualified bidders for Works consists of design and build Contract for Proposed Outdoor Restaurant Facilities at the Roof Terrace of Floor 4 of Bank of Ceylon Headquarters Building, Colombo 01 as described below and at an estimated cost of **Rupees 65.0 Million (Excluding VAT)**.

Scope of Work : Proposed outdoor restaurant is to be constructed on Terrace area of Floor 04 of the Bank of Ceylon Headquarters Building at Colombo 1 with hot-dipped galvanized steel members, and roof structure shall be suitable for mounting solar PV modules of total minimum capacity of 20kW, which will be installed by the Employer after completion of erection of Roof by the Contractor. It needs to facilitate for 150 seating capacity with all required furniture including dining tables, chairs, cupboards, racks, buffet servicing counter. Temporary food storage and service area to be incorporated into the design.

2. Time for Completion of the Works is **120 Days**.
3. Bidding will be conducted through **National Competitive Bidding Procedure**.
4. To be eligible for contract award, the successful bidder shall not have been blacklisted and shall meet the following requirements;

CIDA Grade C3 or C4 or C5 in Building Construction.

5. Qualification requirements to qualify for contract award include:
 - 5.1 Average of the annual value of turnover of construction work performed in any five (05) years within last ten (10) years shall be at least **Rupees 65.0 Million plus VAT**.
 - 5.2 Minimum amount of liquid assets and/or credit facilities shall not be less than **Rupees 49.0 Million**.
 - 5.3 Experience as Main Contractor in the construction of at least one Design & Build contract of a similar nature and complexity project with a seating capacity for 100 persons with a value at least Rs.**33.0 Million** over the last 10 years or a higher value project within a proportionate period completed during the last 10 years.
6. Interested bidders may obtain further information from The 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 2380949 and E mail: pdleng@sltnet.lk and inspect the Request for Proposal (RFP) documents free of charge at the same address during working days from **17 August 2026 to 25 August 2026** from **0900hrs to 1500hrs**.
7. A complete set of Request for Proposal (RFP) Documents in English language may be purchased by interested bidders on the submission of a written application to The Deputy Chief Executive Officer, Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No:01, Bank of Ceylon Mawatha, Colombo 01 from **17 August 2026** until **07 September 2026** from **0900hrs to 1500hrs** during working days upon payment of a non-refundable fee of **Rupees 12,500.00**. The payment method of non-refundable fee will be in cash.
8. Sealed Bids in duplicate shall be deposited in the **tender box available at Property Development Limited, Floor 19, Bank of Ceylon Headquarters Building, "BOC Square", No:01, Bank of Ceylon Mawatha, Colombo 01** on or before **1500hrs** on **08 September 2026**. Late bids will be rejected. Bids will be opened soon after closing in the presence of the bidders / authorized representatives.
9. Bids shall be valid up to **08 December 2026**. (Ninety-One (91) Days from the date fixed for closing of the Bid.)
10. All Bids shall be accompanied by a Bid-Security, in the form of bank guarantee of **Rupees 650,000.00 (Rupees Six Hundred and Fifty Thousand)** valid up to **05 January 2027** obtained from a licensed commercial bank operating in Sri Lanka using the form Bid Security (irrevocable unconditional on demand guarantee) included in Section V Standard forms. Cash deposit slip / Bank draft for the same amount is also accepted in lieu of Bank Guarantee.
11. A pre-bid meeting will be held at **1500hrs** on **20 August 2026** at the Conference Room, Floor 19, Property Development Limited followed by a site visit and bidders are encouraged to participate in the pre-bid meeting.
12. For further details, please contact 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 2380949 and E mail: pdleng@sltnet.lk.

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