



## REQUEST FOR PROPOSAL (RFP)



### MINISTRY OF URBAN DEVELOPMENT, CONSTRUCTION AND HOUSING URBAN SETTLEMENT DEVELOPMENT AUTHORITY

#### Design, Construction and Finance of the Middle Income Housing Project at Millagahawatta, Wattala

**Contract No: USDA / MIH / MW / 2025 / 28**

1. The Chairman, Standing Cabinet Appointed Negotiation Committee (SCANC), Ministry of Urban Development, Construction and Housing, on behalf of the Urban Settlement Development Authority (USDA) invites sealed Bids from eligible and qualified Bidders for Design, Construction and Finance of the Middle Income Housing Project at Millagahawatta, Wattala on Design & Build basis as described below.
2. **Project Scope** – Design, Construction & Finance of 408 Middle Income Housing Units in 6.34 acres (2.5658 ha) land located at Millagahawatta, Wattala accommodated in (G+5) storied buildings with following requirements and other ancillary facilities given in the scope of works under the Direct Relationship Ownership Housing (DROH) model. Total project cost shall be financed by the contractor and will be reimbursed by presale of houses during construction. USDA will issue the freehold deeds for the beneficiaries after completion. The Contractor / Developer has to form the management corporation and handover the project to the end-users.

Type	Floor Area in Sq ft. (Condominium Area)	Description	No of Housing Unit	Building Height (Max. Height)
Type A	700 (2 Bedrooms Apartment)	2 bedrooms, dining, living area, kitchen, common bathroom & balconies	204	(G+5)
Type B	900 (3 Bedrooms Apartment)	Master bedroom with attached bathroom, 2 bedrooms, dining, living area, kitchen, common bathroom & balconies	204	

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 the eligible bidders shall comply with following qualification criteria;
- (i) Shall meet CIDA registration CS2 (Specialized in Buildings) qualified Local Contractor/ Developer
  - or
  - (ii) Contractor / Developer who has entered into a joint venture / consortium with a such Local Contractor with CIDA Registration CS2 (Specialized in Buildings).
  - and
  - (iii) Have demonstrated required experience in developing and constructing similar projects within the last 10 years.
  - and
  - (iv) Maximum contract period is **913 calendar days** and priority will be given to precast concrete technology or any other Cost / Time reduction construction methods in order to reduce the construction cost and the construction period.
5. Interested bidders may obtain further information's from the **Director, Middle Income Housing Project, Urban Settlement Development Authority, 9<sup>th</sup> Floor, "Sethsiripaya" - Stage I, Battaramulla** or **contact no. 0112872283** during **9.00 a.m. to 3.00 p.m.** on working days.
6. A complete set of Bidding Documents in English language may be obtained from the **Procurement Division, Urban Settlement Development Authority, 9<sup>th</sup> floor, "Sethsiripaya" – Stage I, Battaramulla** upon payment of **Rs. 100,000.00** non-refundable fee between **9.00 a.m. to 3.00 p.m.** on working days **from 11.08.2025 until 01.09.2025**.
7. Bids shall be delivered with two duplicates to **Chairman, Standing Cabinet Appointed Negotiation Committee, Environmental Protection & Technical Division, Ministry of Urban Development, Construction and Housing, 4<sup>th</sup> Floor, "Sethsiripaya" - Stage I, Battaramulla** to reach on or before **10.00 a.m. on 02.09.2025** in two envelopes (**Technical & Financial proposals**) as described in the bidding document. Bid-Security should be inserted to the technical proposal envelop. The each envelops marked **"Design, Construction & Finance of Middle Income Housing Project at Millagahawatta, Wattala"** on its top, left hand corner. Late bids will be rejected. Technical proposal will be opened soon after the closing of bids in the presence of the bidders or their representatives. After the evaluation of the technical proposals, financial proposals of the selected bidders will be opened.

8. All bids shall be accompanied by a “Bid-Security, of **LKR 84 million** Bid Security shall be from a Commercial Bank approved by the Central Bank of Sri Lanka or from the Construction Guarantee Fund. It shall be irrevocable and unconditionally encashable upon the first written Demand from the Employer. Bid Security shall be valid up to **07.04.2026**.
9. Bids shall be valid for a period of **189 days** from the last date fixed or receiving of Bids.
10. The pre-bid meeting will be conducted at **9.30 a.m.** on **18.08.2025** at the **Board Room, Urban Settlement Development Authority, 9<sup>th</sup> Floor, “Sethsiripaya” – Stage I, Battaramulla**.
11. Urban Settlement Development Authority does not hold any responsibility for the costs related to any bids. Also, Chairman, Standing Cabinet Appointed Negotiation Committee (SCANC) has authority to accept or reject any bids.
12. Future notices please refer <https://usda.gov.lk/procurement-notices>

**Chairman,  
Standing Cabinet Appointed Negotiation Committee,  
Environmental Protection & Technical Division,  
Ministry of Urban Development, Construction and Housing,  
4<sup>th</sup> Floor,  
“Sethsiripaya” - Stage I,  
Battaramulla.**