



MINISTRY OF URBAN DEVELOPMENT AND HOUSING



URBAN SETTLEMENT DEVELOPMENT AUTHORITY

REQUEST FOR PROPOSALS (RFP)

DESIGN, CONSTRUCTION & FINANCING OF MIDDLE INCOME HOUSING PROJECT
AT "ORCHARD WATTA",NITTAMBUWA

1. The Chairman, Standing Cabinet Appointed Negotiation Committee (SCANC), Ministry of Urban Development and Housing, on behalf of the Urban Settlement Development Authority (USDA) invites sealed Bids from eligible and qualified Bidders for Design, Construction and Financing of Middle Income Housing Project at "Orchard Watta",Nittambuwa on Design, Construction & Financing basis as described below.
2. Project Scope – Phase I and II of this projects consist of Design, Construction and Financing of 130 Nos. Middle Income Housing Units at "Orchard Watta",Nittambuwa with following requirements and other ancillary facilities given in the scope of works. This RFP focusses on only Phase I of this project and under phase I of this project 70 housing units to be completed.

Minimum Floor Area SQ ft. (Centre of wall)	Description	Building Height
850 (3 Bedrooms Apartment)	3 bedrooms, living area, kitchen, two bathrooms & a balcony	G+1
800 (2 Bedrooms Apartment)	2 bedrooms, living area, kitchen, & one bathroom	G

3. Bidding will be conducted through the 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 the following qualification criteria's,
 - i. Shall meet CIDA registration C1 or above qualified local contractor/developer or developer who has entered into a joint venture with a such local contractor. and
 - ii. Have demonstrated the required experience in construction of development projects within the last 10 years and
 - iii. Total project cost shall be financed by the contractor and will be reimbursed by pre-sale of houses (jointly by the contractor & USDA) during construction.
 - iv. The maximum contract period is 730 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, 9th floor, "Sethsiripaya" – Stage I, Battaramulla or telephone no. 0112865215 (Extn. 30) during 9.00 am to 3.00 pm on working days.
6. A complete set of Bidding Documents in the English language may be obtained from the Procurement Division, Urban Settlement Development Authority, 9th 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 07.08.2024 until 21.08.2024.
7. Bids shall be delivered with two duplicates to Chairman, Standing Cabinet Appointed Negotiation Committee (SCANC), 12th floor, 'Sethsiripaya'- Stage II, Battaramulla to reach on or before 2.00 p.m. on 28.08.2024 in Two envelopes (Technical & Financial proposals) as described in the bidding document. Bid bond should be inserted to the Technical proposal envelope. The each envelop marked "Design, Construction & Financing of Middle Income Housing Project at "Orchard Watta",Nittambuwa" 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 14.4 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 19.03.2025.
9. Bids shall be valid for a period of 175 days from the last date fixed or receiving of Bids.
10. The pre-bid meeting will be conducted at 9.30 a.m. on 13.08.2024 at the Board room, Urban Settlement Development Authority, 9th 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 or bids.

Chairman

Standing Cabinet Appointed Negotiation Committee,

12th floor, 'Sethsiripaya'- Stage II,

Battaramulla.