

INVITATION

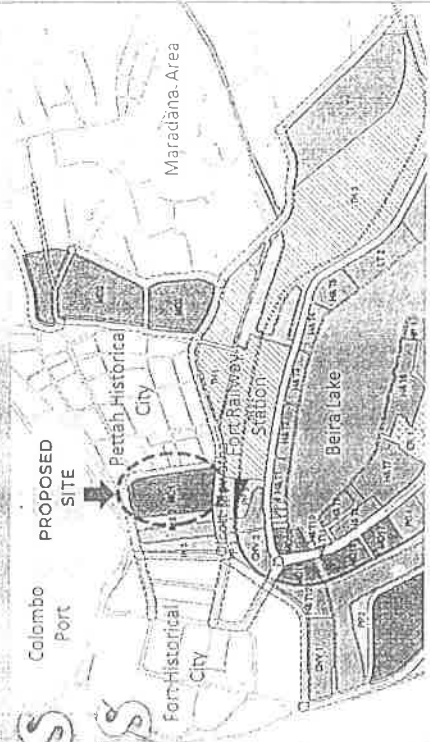
GOVERNMENT OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA,
MINISTRY OF MEGAPOLIS & WESTERN DEVELOPMENT,
URBAN DEVELOPMENT AUTHORITY (UDA)

REQUEST FOR PROPOSALS (RFP) FOR

MIXED DEVELOPMENT PROJECT FOR

CHALMERS GRANARIES LAND

SUPREME INVESTMENT
OPPORTUNITY FOR BIGGEST
LAND AT PETTAH



UDA wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) in order to undertake Mixed Development Project in a prime land located within the main CBD of the city of Colombo. The proposed development should be in line with the UDA Guidelines and the selected bidder (Investor/Developer) should eventually enter into a lease agreement for a period of 99 years with the UDA for the leasing of the said land. The base price of the land is Sri Lankan Rupees Nineteen Billion (LKR 19.0 Billion).

The identified land in extent of 9A 2R 31.75 P should be developed by the successful Bidder (Investor/Developer) according to the Terms of Reference (TOR) given in the RFP document.

There are 3 scenarios given for the bidder to select for payment of lease premium. (Refer Clause 1.9)

The RFP should be supported by sufficient details of the bidder (Investor/ Developer) who is interested in the above investment opportunities and should provide the relevant project experiences and working

capabilities in similar areas, financial technical competency, to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.

Interested Bidder (Investor/ Developer) may purchase the RFP document from Land Development and Management Division, 6th Floor, Urban Development Authority, Sethsiripaya Stage I, Battaramulla. From 5.00 a.m to 3.00 p.m on working days on or before 18.03.2018, upon a payment of non-refundable fee of Sri Lankan Rupees Hundred Thousand (LKR 100,000/-) + taxes.

A Bid Bond amounting to Sri Lankan Rupees One Hundred and Ninety Million (LKR 190,000,000/-) to be paid in cash or in the form of bank guarantee encasable on demand to be issued in favor of Chalmers, Urban Development Authority by a bank operating in Sri Lanka registered under the central banks should be submitted along with the bid. The bid period should be valid up to 23rd June 2018 (220 days).

Bid Documents could be inspected free of charge within office hours during the bid document issuing period at the Office of Unit Head (Consultancy -Western Region), 7th Floor, Sethsiripaya Stage I, Battaramulla.

RFP document shall be dispatched via registered post addressed to the Chairman, Cabinet Appointed Procurement Committee, Ministry of Megapolis and Western Development, 18th Floor, Suhurupaya, Battaramulla, or place in the Tender Box, which will be kept at the Ministry of Megapolis and Western Development, 18th Floor, Suhurupaya, Battaramulla to reach on or before 10.30 a.m. 15.11.2018. The envelope containing RFP document must clearly be marked as "Request for Proposal for Mixed Development Project for Chalmers Granaries Land at Pettah".

Additional information shall be obtained from the Deputy Director General (Consultancy), Consultancy Division of UDA, 7th Floor, Sethsiripaya Stage I, Battaramulla. Telephone numbers are: 011-2862342, 011-2383308.

Bids will be closed at 10.30 a.m. on 15.11.2018 and will be opened immediately after the closing time at the Technical Division, Ministry of Megapolis and Western Development, 18th Floor, Suhurupaya, Battaramulla. Bidder or his/her authorized representative could be present at the time of the bid opening.

A pre bid meeting will be held on 11.09.2018 at 10.00 a.m. at Urban Development Authority Auditorium, 7th Floor, "Sethsiripaya" Stage 1, Battaramulla.

**Chairman,
Cabinet Appointed Procurement Committee
Ministry of Megapolis & Western
Development,
18th Floor, "Suhurupaya",
Battaramulla**