

Procurement Management Center  
University Hospital  
Kotelawala Defend University  
Werahera

UHKDU/PRO/SOGE/SVS/208/2022

M/S .....

02 September 2022

**TENDER INVITATION TO RENT OUT SPACE FOR FINE  
DINING RESTAURANT**

1' University Hospital KDU is the only the university hospital in Sri Lanka provides medical treatments for a large number of patients on daily basis. In addition to that there are considerable numbers of medical and administrative staff attached to University Hospital KDU has decided to rent out 2306.5 Sqft space for fine dining restaurant at University Hospital KDU to cater the requirement of patients and the staff.

2' General Conditions, evaluation specifications/conditions and detail drawing are submitted here with as annex "B" and "E" to this letter and your agreement for same to be submitted together with your bid before at 1400 hours 28 September 2022.

a. Your cooperation in this regard is highly appreciated.



JMSR JAYAWARDANA  
Lieutenant Commander(S)  
Procurement Manager

Tender No:

UHKDU/PRO/SOGE/SVS/0208/2022



University Hospital Kotelawala Defence University
Werahara ,Boralesgamuwa
Sri Lanka
T:Phone: 0112044555
Fax: 0112044592
Web:

10 / 04 / 2023

INVITATION TO BID AND GENERAL CONDITIONS OF TENDER

- 1. The Vice Chancellor of the General Sir John Kotelawala Defence University, as the Chairman, Department Procurement Committee invites Bid/s from prospective Bidders for Rent Out Space For Fine Dining Restaurant
2. CLOSING DATE & TIME. The tender will close at 1400 hrs on 26/04/2023 Any Bid submitted after the closing time of the tender will be rejected & unopened such bids will be returned to the bidder.
3. VALIDITY OF BID. The bid submitted under this tender must be valid for a period of 120 days from the date of closing of tender.

BID BOND / GUARANTEE.

- (a) If the quoted bid value exceeds Rs: 2,000,000.00, such Bids should be accompanied with 1% of Bid Value an "on demand" and "unconditional" Bid Bond/Guarantee for a sum of Rs: 60,000.00 in the format given in Annex "C" through a recognized local Bank or Insurance Company registered in Sri Lanka which is authorized by the Insurance Board of Sri Lanka to issue such Bid Guarantees. All Bid Bond/Guarantees should be valid for at least 30 days more than the validity period of bids, ie, for 150 days from the date of Bid opening. Cheques will not be accepted as Bid Guarantee.
(b) Submission of insufficient Bid Bond/Guarantee value or period will be considered as a "major deviation" and such offer will not be considered for further procurement action and will be rejected.

- 5. VALUE ADDED TAX. The Bidders who bid for locally delivered items must have the VAT registration. The VAT portion must be shown separately in the price schedule in Annex "A" and VAT registration number must be indicated. If the quoted item is exempted from VAT or Bidding Company is not liable for VAT, reference number and date of relevant Act number/Gazette notification/a certificate (as applicable) issued for the current financial year from the Commissioner General of Inland Revenue to that effect should be submitted along with the Bid.

- 6. BID SUBMISSION. The bidder must duly sign at the last page (before Annexes) of this document indicating the name of the signatory and the name of the company & place the company common seal to confirm the acceptance of tender conditions. The Bid/s that do not include authorized signature will be rejected. The Bid/s duly signed by the bidder enclosed and sealed in an appropriate cover addressed to the following address should be sent by registered post or could be deposited in the appropriate tender box placed at University Hospital Kotelawala Defence University, Werahara (at the Main Entrance of University Hospital Kotelawala Defence University) on or before the time & date specified for the closing of tender. The tender reference number, date & time of closing tender should be indicated & underlined at the top left corner of the envelop.

Tender Ref No :.....
Closing Date & Time :1400 hrs on 26/04/2023.....

The Chairman,
Department Procurement Committee,
University Hospital Kotelawala Defence University,
Werahara,
Sri Lanka.

- 7. The Bid/s must be submitted in the attached schedule of prices in Annex "A" as applicable. However, bidders could use similar formats prepared with their own letter heads with all the details mentioned therein and submit in three copies along with duly signed copy of a General Conditions of tender. The Bid/s must contain Technical Literature, Pamphlets, Drawings and Quality Standard Certificate etc necessary to determine characteristics of items offered and in case of Machinery/Vehicles & Equipment, servicing and workshop data/after sales service, back up facilities or any other facilities provided by the supplier.

SUBMISSION OF SAMPLES/PAYMENT OF TESTING CHARGES.

When it is required to submit samples, every offer must be accompanied with pre - marked samples. The marking of samples indicating the Bidder & Offer number must be done and the samples must be handed over to the officer at same place where tender box is placed on or before the closing date & time of the Bid. Samples submitted after closing time of the Bid will be rejected. The documents such as Air Way Bills etc, will not be accepted in place of samples. When the testing charges are required to be paid, bidders shall pay testing charges separately for all offers indicated in their bid/s.

- (1) Samples. Please submit.....samples.
(2) Testing Charges. A sum of Rs. ....per offer must be paid to the Bursar of KDU, prior to the submission of bid and a copy of the receipt must be annexed to the bid. It is the responsibility of bidder to inform the Cashier of the Account Office to note the tender number on the receipt issued for such payments.

- 9. BID OPENING. All duly received bids will be opened immediately after the scheduled closing time of Bids at the same venue. Bidders or their accredited agents could be present at the time of opening of bids.

10. PRICES.

For locally delivered items (including locally manufactured items & foreign items imported by the bidders) price must be quoted in Sri Lankan Rupees, inclusive of all charges for delivery of items to University Hospital General Sir John Kotelawala Defence University Werahara., Unit price, VAT and Total price should be clearly indicated in schedule in Annex "A". Other than VAT, all other type of taxes (eg : NBT, BTT, etc.) should not be indicated separately and should be included in unit price.

12. RESTRICTED TENDERS.

Invitation to Bids are circulated among the registered suppliers with Ministry of Defence (MOD), only bids submitted by registered suppliers will be allowed for consideration. However, Chairman, Department Procurement Committee reserves the right to invite the bids from multiple combinations of Procurement Methods as stipulated in Chapter III of the Government Procurement Guideline, 2006 to ensure highest competitiveness.

**13. PERFORMANCE BOND/GUARANTEE.**

A successful bidder shall furnish a Performance Bond/Guarantee in the form of "On Demand" & "Unconditional" Bank/Insurance Guarantee for a sum equivalent to 10% of the contract value for every contract that exceeds Rs. 2,000,000.00 or equivalent amount in foreign currency through a recognized Commercial Bank registered in Sri Lanka or through an Insurance Company authorized by the Insurance Board of loss resulting from the supplier's failure to complete his performance obligations under the contract. If the contracted supplier fails to deliver the items Sri Lanka to issue such Performance Guarantee for this purpose, within two weeks from the date of notification of award. The proceeds of the Performance Bond/Guarantee shall be payable to the Vice Chancellor of the General Sir John Kotelawala Defence University as compensation for any o

14. time or fails to complete the works as per the agreed contract, THE TOTAL VALUE OF THE PERFORMANCE BOND/GUARANTEE will be forfeited. If only partial delivery is made during the agreed contract period, the corresponding value percentage of undelivered quantity from the Performance Bond/Guarantee will be forfeited.

**15. SIGNING OF CONTRACT.**

The notification of award will be transmitted to the successful bidder by post, by fax or e-mail. This notification constitutes the formation of the contract. The successful bidder should submit his written acceptance for the award and performance bond / guarantee (For awards over Rs. 500,000.00 without VAT) within 14 days of receipt of such notification. Upon acceptance of the award and furnishing of the Performance Bond/Guarantee, the successful bidder will have to enter into a formal contract with the Vice Chancellor of the General Sir John Kotelawala Defence University by signing the Contract.

**16. DELIVERY.**

Preference will be given for early delivery. In case of bulk supplies for locally manufactured items, the delivery of total quantity must be completed within 120 days of signing of contract, unless mutually agreed for extended delivery period with University Hospital Kotelawala Defence University. The bidder/s must indicate the proposed delivery schedule in Annex "E." In the event of placing a purchase order with the successful bidder, the total quantity so ordered must be supplied as one consignment unless part deliveries are agreed upon in the contract. The deliveries not made as per agreed delivery schedule will be considered as bad performances by the suppliers and no extended delivery period will be authorized. Under extreme unavoidable conditions too, the Chairman, Department Procurement Committee (Vice Chancellor of the General Sir John Kotelawala Defence University) reserves the right to grant or refuse delivery period extensions only within the current financial year with or without liquidated claim for delayed deliveries and that decision will be final.

**17. LIQUIDATED DAMAGES.**

In case of delivery period extensions requested by the successful bidder, a sum equivalent to 2% of the total value of the delayed supply per delay of one week or part thereof may be deducted from the payment due to the supplier from the University Hospital General Sir John Kotelawala Defence University as liquidated damages up to the maximum limit of 10% of the total value of delayed supplies.

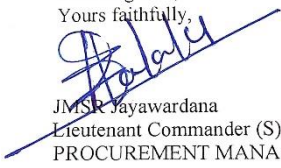
**18. PAYMENT TERMS FOR LOCALLY DELIVERED ITEMS.**

Payment will be made after acceptance of items which should be subjected to a pre-acceptance inspection/testing by University Hospital General Sir John Kotelawala Defence University authorities. The delivery made to University Hospital should not be considered as quantities taken over by University Hospital General Sir John Kotelawala Defence University until items are properly accepted after pre-acceptance inspection. Any item that does not conform to the specifications or already approved sample will be rejected & it is the responsibility of the supplier to remove them from University Hospital stores/premises within 07 working days of such intimation (either verbal or written) at his own cost and replace them with items conforming to specification within one month of such rejection. The bidder shall allow approximately 60-90 days period of credit from the date of acceptance of items for Account Office, University Hospital General Sir John Kotelawala Defence University to obtain liquid cash from General Treasury & release the payment.

**RIGHTS OF THE PROCUREMENT COMMITTEE.**

The Department Procurement Committee reserve the right to accept or reject whole or part of this tender and their decision will be final. The successful bidders will be notified. Information with regard to rejected or unsuccessful bids will not be communicate

Thanking You,  
Yours faithfully,

  
JMSR Jayawardana  
Lieutenant Commander (S)  
PROCUREMENT MANAGER  
For Vice Chancellor

University Hospital Kotelawala Defence University

I/We agree to abide by the conditions of tender and undertake to supply the items as per delivery schedule mentioned in the contract, in the event of an order been placed with me/my firm/company as a result of this tender.

..... Signature  
..... Name of Signatory

.....Name of the Company/Bidder

Date :- .....

Company seal

**SCHEDULE OF PRICES FOR LOCALLY DELIVERED ITEMS**

S/N	ITEMS	UNIT	QTY	PRICE EACH SQFT (SLRS)	MONTHLY RENT FEE (SLRS)	TOTAL PRICE FEE FOR 24 MONTHS (SLRS)
01	Rent Out Space Fine Dining Restaurant At University Hospital KDU	Sqft	891.5			
	Specification is attached here with Annex "B"					
	TOTAL					
	DISCOUNT					
	TOTAL(AFTER DISCOUNT)					
	VAT %					
	<b>GRAND TOTAL</b>					

- 2. a . Validity : 120 days from the date of closing of tender
  
- 3. VAT Registration No : .....
- 4. Name of the Company : .....
- 5. Testing Charges Paid. : Rs.....  
Receipt No and Date : .....
- 6. Signature of Bidder : .....
- 7. Date. : .....
- 8. MOD registered No. : ..... Company Seal : .....

  
**PROCUREMENT MANAGER**  
 University Hospital  
 General Sir John Kotelawala Defence University  
 Werahera

**RENTING OUT THE BUILDING SPACE FOR A FINE DINING RESTAURANT AT UNIVERSITY HOSPITAL KOTHALAWALA DEFENCE UNIVERSITY**

1. The existing and proposed demarcated area at utility complex for said renting is attached as Annex „B“. The demarcated space is as follows;

SR No.	Available Space	Area(Approximated Sqft)
01	Ground floor south wing with floor area	2306.5 Sqft

2. The total area of Fine Dining Restaurant is supplied 24 hours continuous Air conditioning through Central Air conditioning system. The electricity will be provided in bill basis or fixed charge basis subjected to the design of the Fine Dining Restaurant. General lightings at Utility Complex can be provided for the Fine Dining Restaurant.

3. The all Electrical and Electronic machine/ equipment required for the Fine Dining Restaurant to be installed by the renter and additional consumption of electricity will be charged depending on the capacity of the equipment if the electricity will decide to be on fixed charge basis. Further concurrence to be obtained from the University Hospital KDU for any modification of existing system and the Name board of the Fine Dining Restaurant can be displayed as appropriate at the premises.

4. Separate Water and Electricity metered supply connection could be arranged as per the contractor requirement on monthly payable manner.

5. Voice and Data facility can be provided through University Hospital KDU Voice and Data Network which will be charged separately as follows. Further, lessee can use their own Voice and Data Network as well.

**Voice** (Monthly rental is Rs.750.00 and call charges are as follows)

On SLT Network during first 3 minutes - Rs.2.50 Per minute  
On SLT Network after 3<sup>rd</sup> minute - Rs.1.50 Per minute

Other Network during first 3 minutes - Rs.3.50 Per minute  
Other Network after 3<sup>rd</sup> minute - Rs.2.50 Per minute

**Data**


2Mbps Leased line - Rs. 64,000.00 + taxes  
4Mbps Leased line - Rs. 100,000.00 + taxes  
10Mps Leased line - Rs. 180,000.00 + taxes

6. Other charges such as Garbage disposal /Disinfection etc. will be charged as determine by the University Hospital KDU.

7. The Fine Dining Restaurant to be constructed according to the existing architectural design in order to maintain the appearance of the Utility Complex.

8. Construction of the Fine Dining Restaurant is a responsibility of the renter. University Hospital KDU will provide only the space with electricity. The renter is expected to design and construct the Fine Dining Restaurant according to the following specifications.

- The construction should be limited to the area allocated.
- The design theme should be impairing with the existing design theme of the Hospital.
- The color theme of the Fine Dining Restaurant should follow the existing wall and floor color scheme.

  
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University Hospital  
General Sur Jinn Kothalawala Defence  
Warakhera

- d. The design should not have any sharp edges.
  - e. The outer design should be in basic, plain and simple manner.
  - f. The design should be approved by the University Hospital KDU administration prior to the construction.
  - g. Post construction modifications will not be allowed without the prior approval from the University Hospital KDU administration.
9. Designing and maintaining to given space proposal to be submitted by the renter accordance with hospital design concepts, fire plan standards and required to obtain the approval from Director Administration prior to execute interior plan. Rules and regulations are to be followed by the renter in accordance with University Hospital KDU stipulated standards promulgated by the Director Administrator.
  10. The suitable vender will be selected according to the Government Tender Procedures.
  11. The rent agreement to be signed between renter and the University Hospital KDU.
  12. Monthly rental charges and Electricity bills must be settled down on or before 10<sup>th</sup> of following month.
  13. Refundable deposit (equivalent to Six Month period of Rental) need to be deposit at University Hospital KDU before commencing the operations and Refundable deposit shall return once valid contracted period is expired after setting all due liabilities to the University Hospital KDU.
  14. The rent agreement will be valid only 02 years of time period with effect from the date of signed the agreement. University Hospital KDU has fully authority to review the agreement after every 02 years of time period and enter in to new agreement.
  15. Services to be provided on time by service provider as to right upon the terms & conditions stipulated in accordance with rent agreement.
  16. Catering and hospitality for the staff and guests who use the restaurant are to be characterized by highly trained chefs preparing required food items exquisitely presented. Meals are brought to table by experienced servers with sound foods & beverage knowledge.
  17. Engaged in prepared meals, snacks & beverages to customer order for immediate consumption on and off the premises.
  18. Rates for the each food items to be indicated in standard manner.
  19. Disposal procedures of wet & dry garbage to be described and submit on bid and in accordance with the University Hospital KDU/CEA waste disposal guidelines.
  20. Methods of promoting and encouraging healthy food choices in accordance with the standard procedures on Food & beverage sector.
  21. Specific characteristics of the fine dine restaurant should be accordance with the specific standard maintained by the respective restaurant and need efficient performance for easily be accessible by differently able customers, cashier counters for consumer demand, accept all banks" electronic card payments, recruitment, management, maintenance, and operation of human and other resource of the given space are at supplier"s responsibility.

23. Renter has to minimize danger in fire hazardous on open flames, full grease traps, poor housekeeping, faulty or frayed electrical cords, improper storage of flammable materials etc. Also renter has to submit all fire risk details and make remedial measures liaise with Fire officer –UHKDU.
24. The renter should follow the COVID 19 Health guide lines as instructed by UHKDU.
25. For any clarification please contact Procurement Manager University Hospital KDU over the Mobile No 0710219415.

  
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General Sir John Kotelawala Defence University  
Warakumbura

**DELIVERY SCHEDULE**

(IT IS MANDATORY TO FILL THE FOLLOWING SCHEDULE BY THE BIDDER) TENDER NO :

ITEM : ..... QTY :

.....

DURATION	QTY
EX STOCK QTY (WITHIN 01 WEEK)	
01MONTH	
02 MONTHS	
03 MONTHS	
04 MONTHS	
<b>TOTAL</b>	

NAME OF THE BIDDER : .....

SIGNATURE OF BIDDER : .....

DATE : .....

COMPANY SEAL : .....

  
PROCUREMENT MANAGER  
University Hospital  
General Sir John Kotelawala Defence University  
Warakumbura



**SPECIMEN FORM OF BID SECURITY**

By this Bond we..... (hereinafter called "the Bidder") and We (name of bank or insurance company) whose registered office is at..... (hereinafter called "the Surety") are held and firmly bound onto..... (hereinafter called the Authority") in the sum of..... for the payment of which sum the Bidder and the Surety bind themselves their successors and assigns jointly and severally by those presents.

Whereas the authority has invited the Tender and other persons to compete tenders in similar terms for the supply of..... and to submit the same for the consideration of the Authority, and the Bidder proposes to submit to the Authority a Bid (hereafter called "the Bid") in accordance with such invitation, the Bond shall provide security to the Authority that the Bidder will honour certain obligations to be undertaken by him in the Tender in accordance with the following conditions.

**Now the Conditions of this Bond are:**

- (a) That it shall remain in full force and effect until the earliest of
  - (i) (Date), being ( ) days from (submission date), the date stipulated by the Authority for the submission of tenders, or any prolongation of such date above notified to the Authority by the Bidder and the Surety in writing.
  - (ii) In the event of acceptance of the Tender by the Authority, the date upon which the Bidder provides a performance security to the Authority in accordance with the terms of the contract thereby made between them, or
- (b) Subject to this Bond being in full force and effect, the Surety shall pay the full amount specified in this Bond upon receipt of first written demand form the Authority stating that
  - (i) The Bidder has withdrawn his Tender during the validity of this Bond, or
  - (ii) The Bidder has failed to provide a performance security to the Authority in accordance with the terms of the tender within 14 days from receipt of intimation of award of the Tender.

No alteration in the terms of the Tender, nor any forbearance of forgiveness in or in respect of neither any matter or thing concerning the Tender on the part of the Authority, nor any objection from the bidder shall in any way release the Surety from any liability under this Bond.

The benefit of this Bond shall not be assignable by the Authority and upon its ceasing to be in full force and effect the Authority shall return the same to the Bidder.

This Bond shall be governed by the laws of Sri Lanka

I executed as a deed on this ( ) day of ( ) 20 ( )

For and on behalf of the Bidder

For and on behalf of the Surety

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-----

Signed by .....

Signed by .....

In the capacity of .....

In the capacity of .....

and by .....

and by .....

In the capacity of .....

In the capacity of .....

Seal (where applicable)

Seal (where applicable)

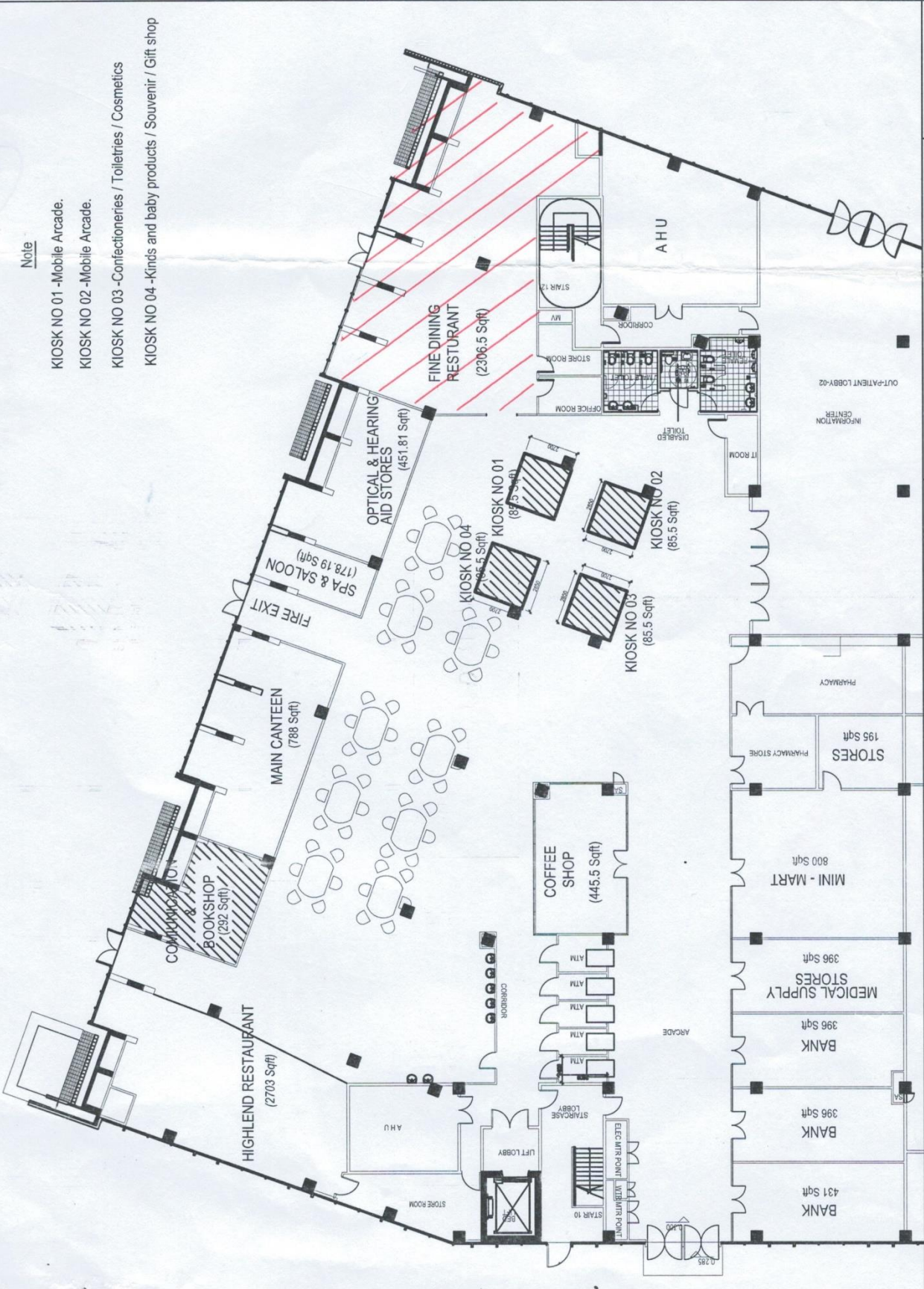
  
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 University Hospital  
 General Sir John Kotelawala Defence University  
 Welisara

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**ANNEX "E"**

Note

- KIOSK NO 01 -Mobile Arcade.
- KIOSK NO 02 -Mobile Arcade.
- KIOSK NO 03 -Confectioneries / Toiletries / Cosmetics
- KIOSK NO 04 -Kinds and baby products / Souvenir / Gift shop



PROJECT :- DEMARCATION KIOSK NO 03,04,05 & HIGH END RESTAURANT AS PER LETTER UHKDU/DA/OS/6(244) dated 18 th January 2022

TITLE :-  
**DETAIL DRAWING**

DATE :- 28.02.2020

SCALE :- NOT