

**GENERAL SIR JOHN KOTELAWALA DEFENCE UNIVERSITY**

**Invitation for Bids**

**LEASE A SUITABLE PROPERTY TO ACCOMMODATE FOR FACULTY OF TECHNOLOGY  
AT GENERAL SIR JOHN KOTELAWALA DEFENCE UNIVERSITY**

INVITATION FOR BIDS No: **KDU/PRO/RP&SERVICE/196/2024**

Sealed quotations are invited by the Chairman, Department Procurement Committee, General Sir John Kotelawala Defence University and qualified bidders for Expressions of Interest from interested parties to lease a suitable property to accommodate its Faculty of Technology.

01. Sealed quotations are invited for obtaining a building with following facilities.

**a. Classroom Requirements**

<b>Student Capacity</b>	<b>No of classrooms</b>	<b>Floor area (sq ft) per class</b>
30	6	At least 400
100	2	At least 1500
50	7	At least 600
200	1	At least 3000
<b>TOTAL</b>	16	At least 5500

**b. Laboratory Requirements**

<b>Lab</b>	<b>Preferred location</b>	<b>Floor area (sq ft)</b>
Biomedical Instrumentation workshop	Any floor	At least 500
Biomedical Simulation Lab	Any floor	At least 500
HVACR (Heating, Ventilation, and Air Conditioning Refrigeration) Laboratory	Any floor	At least 1000
Plumbing and Sanitary Laboratory	Ground floor	At least 500
Building Automation and Control Systems Laboratory	Any floor	At least 500
Construction Machinery Workshop	Ground floor	At least 2000
Science and Chemistry lab	Any floor	At least 1000
Drawings lab	Any floor	At least 2000
Bioprocess lab	Any floor	At least 300
Molecular Biology lab	Any floor	At least 300
<b>TOTAL</b>		At least 8600

**c. Office space for academic and Non-academic staff**

- a. Academic staff: At least 60 cubicles (10 x 7 ft) for academic staff.
- b. Non-Academic Staff: Shared office spaces for non-academic staff in the departments and Deans Office.
- c. Meeting Rooms: Faculty board (at least 1000 sq ft with attached washroom), department meetings (at least 250 sq ft), and other gatherings.
- d. Auditorium: at least 200 capacities, a convertible lecture hall will also be acceptable.
- e. Storage Space: Storage space for office supplies and equipment (at least 1000 sqft).
- f. Partitioned space for the Dean, Deans staff, Assistant registrar, Assistant Bursar and Management assistants. (at least 2000 sq ft)
- g. Space to set up industrial training and education center (at least 500 sq ft)

**d. Cafeteria**

Should be able to accommodate at least 200 students at a time, including tables and chairs. And an area of at least 250 sq feet to set up a kitchen for the cafeteria

**e. Library space to house at least 20 students at a time (at least 500 sq ft)**

**f. Examination Division**

- **Examination Hall:** Large, well-ventilated room for conducting exams. (Student Capacity: At least 150). A convertible lecture hall could also be considered.
- **Storage Room:** Storage for exam papers, answer sheets, and other examination materials.

**g. Student gathering area**

An open area on the ground floor or garden of At least 3000 sq feet for students to gather and study.

- h. Spaces for the security point to house at least 3 persons at a time (at least 100 sq ft)
- i. An area of at least 200sq feet for the reception.
- j. Accommodation facilities for at least 10 people within the premises include toilets, bathroom and sleeping area (at least 1000 sq ft)
- k. Medical room – at least 200 sq feet. Including attached washroom and toilets in the ground floor.
- l. Staff rest room of at least 300 sq feet.
- m. The location must be no more than 10 km away from the Ratmalana main campus with easy access to main routes with public transportation facilities, and within the Colombo suburb.

- n. The location must have 3 phase electricity supply and a backup generator with At least 500 kV capacity. Manual or automatic ATX must be available.
- o. Should have water tanks to store at least 100000 liters of water at a time.
- p. Should have space to park at least 20 vehicles within the premises.
- q. Buildings must not be older 30 years, without any structural defects.
- r. Agree to lease for a minimum of 3 years.
- s. The perimeter must be secured with a boundary wall. And the premises must have a gated entrance, ideally At least two gates.
- t. Access roads must be at least 15 feet wide and carpeted.
- u. Preferably all the identified spaces above must be available to use at the start without needing any partitioning

02. Bid documents may be inspected free of charge at the Procurement section of the General Sir John Kotelawala Defence University, Kadawala State ,Rathmalana between 9.00 a.m. and 3.00 p.m. on working days from 30/12/2024 until 20/01/2025.

03. Required bidders may obtain a set of bid documents from the Procurement section of the General Sir John Kotelawala Defence University between 9.00 a.m. and 3.00 p.m. on working days from 30/12/2024 until 20/01/2025 upon payment of a nonrefundable fee of Rs. 9,250.00 in favour of Bursar, General Sir John Kotelawala Defence University. The method of Payment shall be cash.

04. All bids should be accompanied by a Bid Security (unconditional and on demand bond) valid until 21/05/2025 (119 Days from the date of closing of bids) to the value of Sri Lanka Rupees 372,000.00 (Rupees Three Hundred Seventy two Thousand only) as per the form attached to the bid document. Incomplete and bids submitted on illegal forms and bids without the Bid Security will be rejected.

05. Duly perfected bids may either be sent by Registered Post to the address given above or deposited in the Tender Box kept in the main guard room of the General Sir John Kotelawala Defence University, hours to receive at or before 10.00 a.m. on 21/01/2025. Late bids will be rejected. Bids submitted in other forms and online will not be accepted.

06. Further details may be obtained from the Officer Commanding Repair & service, General Sir John Kotelawala Defence University, Kadawala State ,Rathmalana. Telephone No. 071 0219449, e-mail [ocreparepair@kdu.ac.lk](mailto:ocreparepair@kdu.ac.lk).

**Chairman,  
Department Procurement Committee, General Sir John Kotelawala Defence University**