

**DESIGN AND BUILD CONSTRUCTION WORKS OF PROPOSED
MALE STUDENT ACCOMMODATION AT SOUTHERN CAMPUS,
SOORIYAWEWA**

CONTRACT NO: RP/SOU/003/2021

CLARIFICATION – RP/SOU/003/2021–C1

January 2022

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**DESIGN AND BUILD CONSTRUCTION WORKS OF PROPOSED MALE STUDENT
ACCOMMODATION AT SOUTHERN CAMPUS, SOORIYAWEWA
CONTRACT NO: RP/SOU/003/2021**

CLARIFICATION – RP/SOU/003/2021–C1

Dear Sir/ Madam,

Following clarifications sheets are issued in accordance with “Instructions to Bidders” of Bidding Document already issued to you.

Please acknowledge receipt of this clarifications sheets by returning attached letter duly signed along with your bid.

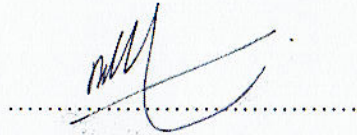
Volume 1B

No.	Reference to the Bidding Documents	Queries	Clarifications
1.01	Chapter 03 Employer's Work Package, Page 36	Location of common pantry facilities and the intended purpose of the pantry.	D&B Contractor should include a single pantry unit per each floor, except for the ground floor. Purpose of the pantry is only to make small snacks. No cooking related activities using gas will take place inside the pantry.
1.02	Chapter 03 Employer's Work Package, Page 36	Demonstration of Hybrid Bed	Pictures of the proposed Hybrid Bed is attached as Annexure A.
1.03	Chapter 04 Overall Scope of Work, Page 38	Ground clearance requirement on site.	Trees on the Male Hostel site will be removed by client. Ground clearance on the Female Hostel site including excavation is to be concluded by the D&B Contractor if deemed necessary.
1.04	Chapter 05 Notes on General Works, Page 40	Temporary Accommodation for Construction Workers	D&B contractors can utilize a selected area in university premises to erect accommodation facilities. However, suitable perimeter wall and security should be provided by the D&B Contractor.
1.05	Chapter 05 Notes on General Works, Page 40	Working Hours for the project	The D&B Contractor can carry out the construction activity 24 hours keeping site noise within the permissible limits. Additional safety measures are to be taken if required.

1.06	Chapter 08 Structural Design, Page 46	Availability of detailed survey and elevation map	Bidders will only be provided with a detail survey with dimensions of the neighbouring buildings. However, bidders are welcome to conduct their own land survey as required. Please refer "Annex B" for the detailed map, a soft copy will be emailed separately for the pre-bid attendees.
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Thank You

Yours faithfully



Dr. AH Lakmal

Chairmen – TEC

14 January 2022

..... January 2022

Chairman

Department Procurement Committee

General Sir John Kotelawala Defence University,

Ratmalana.

Dear Sir,

**DESIGN AND BUILD CONSTRUCTION WORKS OF PROPOSED MALE STUDENT
ACCOMMODATION AT SOUTHERN CAMPUS, SOORIYAWEWA
CONTRACT NO: RP/SOU/003/2021**

We hereby certify thatpages (Excluding cover page) of clarifications sheet have been received by us and considered for pricing as a part of the Bidding Document in accordance with the "Instructions to Bidders" in Bidding Document.

Yours Truly,

Signature of the Bidder:

Company Seal

Date

"Please enclose this letter with the "ORIGINAL" of Bid submission.

Annexure A: Hybrid Bed



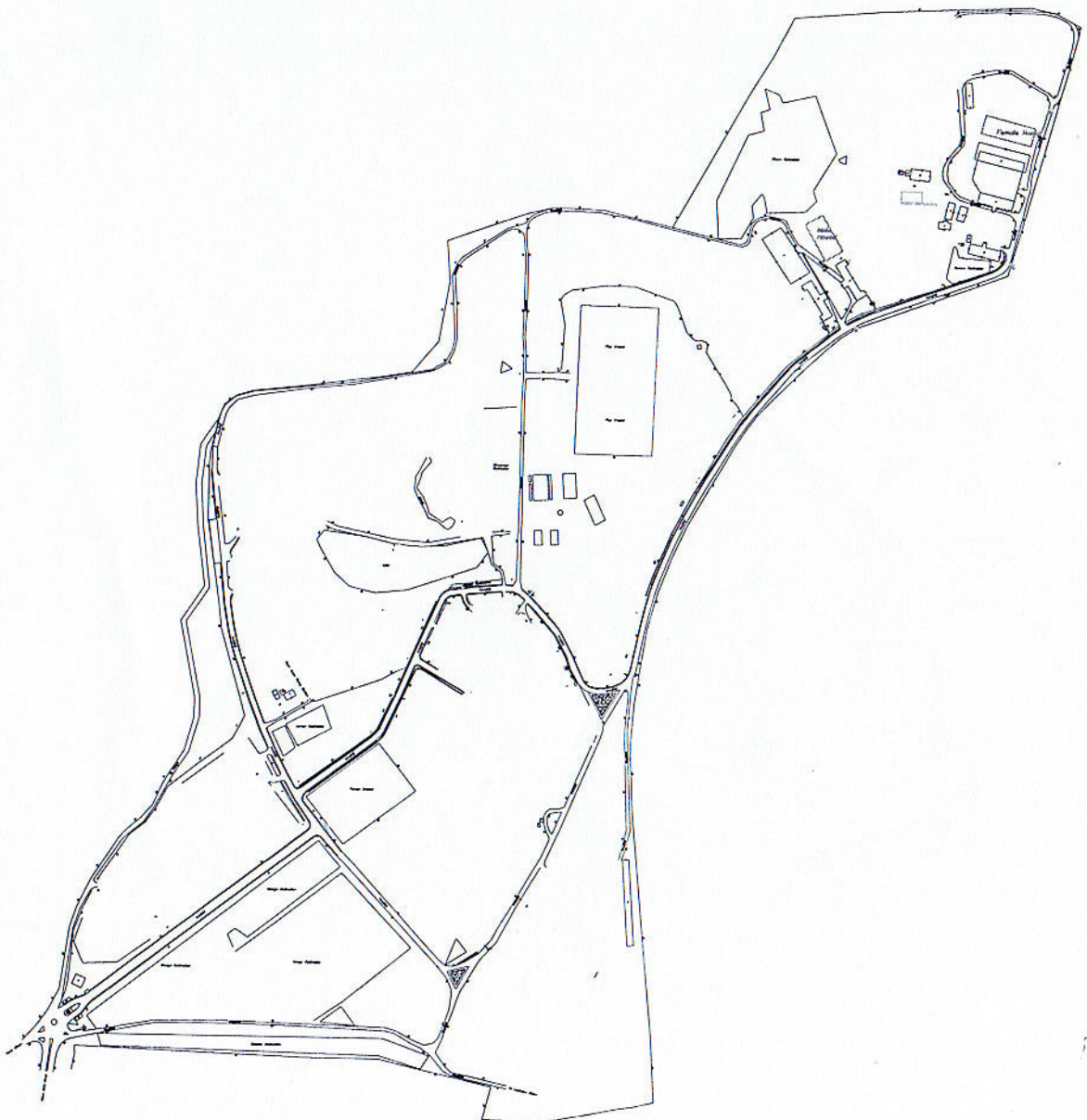




*General Sir John Kotelawela Defence University
Southern Campus*



Scale of 1:5000



**DESIGN AND BUILD CONSTRUCTION WORKS OF PROPOSED
MALE STUDENT ACCOMMODATION AT SOUTHERN CAMPUS,
SOORIYAWEWA**

CONTRACT NO: RP/SOU/003/2021

ADDENDUM – RP/SOU/003/2021–A1

January 2022

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**DESIGN AND BUILD CONSTRUCTION WORKS OF PROPOSED MALE ACCOMMODATION FOR SOUTHERN CAMPUS,
SOORIYAWEWA
CONTRACT NO: RP/SOU/003/2021**

ADDENDUM - RP/SOU/003/2021

Dear Sir/ Madam,
Following addendum is issued in accordance with "Instructions to Bidders" of Bidding Document already issued to you.
Please acknowledge receipt of this addendum by returning attached letter duly signed along with your bid.

Volume 1B

SN	Reference to the bidding document	Issued Document	Amendment
1.1	Project Key Personnel	Project Personnel in Page 34 and 35 of the issued bidding document	Annexure 01: Project Key Personnel
1.2	Section V page 09	Issued Form of Bid Security in Page 11	Annexure 02: Form of Bid Security*
1.3	Section VII (a) page 95	Issued Form of Bid	Annexure 03: Form of Bid*
1.4	Section VII (a) page 97	Issued Form of Design/Technical Proposal	Annexure 04: Form of Design/Technical Proposal*
1.5	Section VII (a) page 98	Form of Price Proposal	Annexure 05: Form of Price Proposal*

*Bidders are required to submit the standards forms included in the Amendment when submitting the bid.

Thank You

Yours faithfully


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Dr. AH Lakmal
Chairmen – TEC
14 January 2022

..... January 2022

Chairman,
Department Procurement Committee,
General Sir John Kotelawala Defence Univeristy,
Ratmalna

Dear Sir,

**DESIGN AND BUILD CONSTRUCTION WORKS OF PROPOSED MALE
ACCOMMODATION FOR SOUTHERN CAMPUS, SOORIYAWEWA
CONTRACT NO: RP/SOU/003/2021**

We hereby certify that pages (Excluding cover page) of addendum have been received by us and considered for pricing as a part of the Bidding Document in accordance with the "Instructions to Bidders" in Bidding Document.

Yours Truly,

Signature of the Bidder:

Company Seal

Date

"Please enclose this letter with the "ORIGINAL" of Bid submission.

PROJECT KEY PERSONNEL

Key project personnel shall be included as listed below. The Bidder shall add other key positions as appropriate.

Contract Manager: Contract Manager with relevant professional qualification and 5 years' experience after obtaining the professional qualification including no less than the three years as Manager

Design Team:

Design team shall be consisted at least one in each of following engineering disciplines having participated in similar capacity project in higher education sector in full time for design within last five years.

- i. Chartered Architect of Sri Lanka (SLIA) with minimum 05 years of experience after obtaining professional qualification
- ii. Chartered Structural Engineer (IESL) with minimum 05 years of experience and qualification in multi-story buildings after obtaining professional qualification.
- iii. Engineer (IESL) for Mechanical or Building Services with minimum 2 years' experience in design of Building Services in multi storied building projects
- iv. Electrical Engineer (IESL) with minimum 5 years' experience including experience in electrical designs in multi storied building projects.
- v. Engineer (IESL) for Water Supply and Drainage with minimum 2 years experiences including experiences in similar type of work
- vi. Senior Design Engineer (ICT) with B.Sc. / BSc. Eng. (Computer Engineering/ Science/ Electronic & Telecommunications/ Electrical & Electronics) and respective professional certifications with minimum 5 years' experience in ICT design/installation including experience in multi-story buildings.
- vii. Engineer (IESL) with experiences in Fire Detection and Protection Systems

All drawings submitted to the tender, construction drawings and as built drawings of the project are required to be certified by a Chartered Engineer of the respective scope.

Construction Management & Supervision Team:

- i. Chartered Civil Engineer (IESL) with minimum 10 years experiences out of which minimum 5 years experiences in building construction and supervision in multi storied building projects. Employment shall be on full time basis, based at site.
- ii. Mechanical / Building Services Engineer (IESL) with minimum 5 years experiences including experiences in Mechanical designs and installation supervision in multi storied building projects.
- iii. Electrical Engineer (IESL) with minimum 8 years' experience out of which minimum 4 years' experience in electrical designs and installations in building projects of similar complexity.
- iv. Engineer (IESL) having minimum 5 years experiences including experiences in building plumbing designs, supervision and coordination of building plumbing in multi-story building projects
- v. Senior Engineer (ICT) with B.Sc. / BSc. Eng. (Computer Engineering/ Science/ Electronic & Telecommunication/ Electrical & Electronics) with 5 years' experience in ICT installation work including experience in multi-story buildings.
- vi. Engineer (IESL) with minimum 3 years experiences including experiences in Fire Detection and Protection Systems
- vii. Chartered Quantity Surveyor with membership of The Institute of Quantity

Surveyors* Sri Lanka with experience.

For each nomination, the Bidder shall provide a resume showing the candidate's experience of relevance to this Project.

FORM OF BID SECURITY

Whereas, ----- [name of bidder] (hereinafter called and referred to as "the Bidder") has submitted its Bid dated -----[date] for the Design and Construction of ----- [name of Contract] (hereinafter called and referred to as "the Bid.").

KNOW ALL PEOPLE by these presents that WE -----[name of organization] having our registered office at ----- (hereinafter called and referred to as "the Guarantor"), are bound unto ----- [name of Employer] (hereinafter called and referred to as "the Employer") in the sum of Sri Lanka Rupees -----¹ for which payment well and truly to be made to the said Employer. The Guarantor binds itself, its successors, and assignees by these presents.

SEALED with the Common Seal of the said Guarantor this -----day of ----- 200-----.

THE CONDITIONS of this obligation are:

1. If the Bidder withdraws its Bid during the period of bid validity specified in the bidding documents; or
2. If the Bidder refuses to accept the correction of errors in its Bid; or
3. If the Bidder, having been notified of the acceptance of its Bid by the Employer, during the period of bid validity, fails or refuses to:
 - (a) execute the Form of Contract Agreement; or
 - (b) furnish the Performance Security, in accordance with the Instruction to Bidders

We undertake to pay the Employer up to the above amount upon receipt of its first written demand, without the Employer having to substantiate its demand, provided that in its demand the Employer will note that the amount claimed by it is due to it, owing to the occurrence of one or more of the above conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including twenty-eight (28) days after the period of bid validity, and any demand in respect thereof should be received by us no later than the above date.

DATE -----

SIGNATURE OF THE GUARANTOR -----

WITNESS -----

SEAL

(Signature, Name, and Address)

¹ The Bidder should insert the amount of the guarantee in words and figures.

Beneficiary:

Vice Chancellor,
General Sir John Kotelawala Defence University,
Kandwala Estate,
Ratmalana

NAME OF CONTRACT: Design, Construction, and Commissioning of -----

To: Chairman, Department Procurement Committee, General Sir John Kotelawala Defence University, Ratmalana

We have examined the Conditions of Contract, Employer's Requirements, Schedules and Addenda Nos. for the execution of the above-named Works. We accordingly offer to design, execute and complete the said Works and remedy any defects fit for the purpose, in conformity with the Bidding Documents and the enclosed Proposal, at the lump sum stated in the Form of Price Proposal included in a separate envelope and submitted with this bid, or other such sums as may be determined in accordance with the terms and conditions of the Contract.

We confirm that our bid includes this General Information, Price Proposal, and Design/Technical Proposal sealed under three separate envelopes.

We agree to abide by this Bid until* [insert date], and it shall remain binding upon us and may be accepted at any time before that date.

We confirm that, we (including all members of a joint venture and subcontractors) are not associated, directly or indirectly, with the consultant or any other entity in preparation of the design, specifications, and other documents for the Contract.

If this offer is accepted, we will provide the specified Performance Security, commence the Works as soon as reasonably practicable after the Commencement Date, and complete the Works in accordance with the above-named documents within the Time for Completion. We will ensure that works will be done in conformity with the contract.

Unless and until a formal Agreement is prepared and executed this Bid, together with your written acceptance thereof, shall constitute a binding Contract between us.

We understand that you are not bound to accept the lowest offer or any other bid you may receive.

Signature of the persons duly authorized to sign documents for and on behalf of

Address:

Date:

* Refer Instructions to Bidder's clause 15.1

FORM OF DESIGN/TECHNICAL PROPOSAL

1. NAME OF CONTRACT: Design, Construction, and Commissioning of -----

To: Chairman, Department Procurement Committee, General Sir John Kotelawala Defence
University, Ratmalana

We have examined the Conditions of Contract, Employer's Requirements, Schedules, and Addenda Nos.----- for the execution of the above-named Works.

We accordingly offer to design, execute and complete the said Works and remedy any defects, fit for purpose in conformity with these Bidding Documents and the enclosed proposal. We are hereby submitting our Bid, which includes this Design/Technical Proposal, General Information and a Financial Proposal sealed under a separate envelopes.

We understand that you are not bound to accept the lowest offer or any other bid you may receive.

Signature of the persons duly authorized to sign documents for and on behalf of

Address:

Date:

FORM OF PRICE PROPOSAL

NAME OF CONTRACT: Design, Construction, and Commissioning of -----

To: Chairman, Department Procurement Committee, General Sir John Kotlawala Defence
University, Ratmalana

We have examined the Conditions of Contract, Employer's Requirements, Schedules and Addenda Nos. ----- for the execution of the above-named Works. We accordingly offer to design, execute and complete the said Works and remedy any defects fit for the purpose, in conformity with the Bidding Documents and the enclosed Proposal, for the fix lump sum of ----- or other such sums as may be determined in accordance with the terms and conditions of the Contract. The above amounts are in accordance with the Price Schedules herewith and are made part of this bid. We confirm that our bid includes this Price Proposal, Design/Technical Proposal, and General Information sealed under a separate envelopes.

We accept your suggestions for the appointment of the Adjudicator, as set out in Bidding Data.

We agree to abide by this Bid until' [insert date], and it shall remain binding upon us and may be accepted at any time before that date.

We confirm that, we (including all members of a joint venture and subcontractors) are not associated, directly or indirectly, with the consultant or any other entity in preparation of the design, specifications, and other documents for the Contract.

If this offer is accepted, we will provide the specified Performance Security, commence the Works as soon as reasonably practicable after the Commencement Date, and complete the Works in accordance with the above-named documents within the Time for Completion. We will ensure that works will be done in conformity with the contract.

Unless and until a formal Agreement is prepared and executed this Bid, together with your written acceptance thereof, shall constitute a binding Contract between us.

We understand that you are not bound to accept the lowest offer or any other bid you may receive.

Signature of the persons duly authorized to sign documents for and on behalf of

Address:

Date:

* If the Bidder does not accept, this paragraph it may be deleted and replaced with:

We do not accept your suggestion for the appointment of the Adjudicator. We have included our suggestion in the Bid, but this suggestion is not a condition of this offer. If this suggestion is not acceptable to you, we propose that the Adjudicator be jointly appointed in accordance with Sub-Clause 35 of the Instructions to Bidders.

* Refer Instructions to bidders Clause 15.1

Minutes of the Pre-bid Meeting					
Title of the Procurement		Proposed Male & Female Accommodation Building for Southern Campus, Sooriyawewa			
Time.	1000h to 1230h	Date	12 th January 2022	Location	Southern Campus, KDU
Attendees					
Officials from KDU					
1. Dr. AH Lakmal		Sanken Construction (Pvt) Ltd. -			
2. LCDR (E) MVL De Silva		1. Ms. Ruchitha Wijegunawardana			
3. Archt. Kasun Gayantha		2. Mr. Malan Jansz			
4. Mr. GA Thusitha		3. Mr. Manura Pathirana			
5. Capt. SHW Gamage					
6. LCDR IDD Nishanka		KSJ Construction (Pvt) Ltd. -			
7. LCDR DHD Kumara		1. Mr. KAM Lakmal			
8. Mr. MT Gunasekara		2. Mr. Daminda Prasad			
Central Engineering Services (Pvt) Ltd.					
1. Ms. WHP Kaushalya		Darinton Construction (Pvt) Ltd.			
2. Ms. K Buddhika Gothami		1. Archt. Sandun Herath			
3. Mr. TGD Harsha Wijesinghe		2. Ms. Ashini Kaushalya			
4. Mr. Nalan Kumarapperuma		3. Ms. Nipuni Fonseka			
5. Mr. RJNW Shantha		4. Mr. CM Gammanpila			

Agenda:

1. The pre-bid meeting was organized to address the queries raised by the bidders for the "Design And Built Construction Works of Proposed Male & Female Accommodation Buildings for General Sir John Kotelawala Defence University, Southern Campus at Suriyawewa"
2. "The committee clarified the queries point-wise raised by the bidders and the same was recorded.
3. The questions received by the bidders with regard to the tender committee remarks are placed in Annexure-I
4. All the participants went for a site visit to clarify further questions, and the meeting was concluded from there.

Annexure-I.

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
1	Availability of Soil Reports and Bore Hole Test Reports	Chapter 08 Structural Design, Page 46	No soil reports, bore hole test reports are available for the location in focus. However, the bidders are encouraged to conduct their own testing as required.	No
2	Availability of detailed survey and elevation map	Chapter 08 Structural Design, Page 46	Bidders will only be provided with a detail survey with dimensions of the neighboring buildings. However, bidders are welcome to conduct their own land survey as required.	No
3	Location of the solid waste collection facility, can it be located outside the main structure?	Chapter 03 Employer's Work Package, Page 36	The bidder is free to decide the location of the solid waste collection facility under the condition that the collection vehicle can reach the facility and load/unload without hinderance.	No

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
4	Is a sewer treatment plant a requirement?	Chapter 03 Employer's Work Package, Page 36	Sewer treatment plant is not a requirement covered under the scope of the project. Drainage lines from the existing building can be connected to the existing drainage line.	No
	Apart from the occupant requirement, any other personnel to be provided with accommodation in the building?	Chapter 03 Employer's Work Package, Page 36	Apart from the occupant requirement mentioned under Employer's Work Package, no other occupants are required to be facilitated	No
6	Accessibility of water and electrical services	Chapter 10 Electrical Systems, Page 60 Chapter 11 Plumbing and Drainage Systems, Page 77	D&B contractor can access the existing feeder lines for electricity and water for the facility.	No

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
7	Requirement of detailed design calculations during the bid submission stage	General	Bidder is only required to submit the detailed design calculations after the tender is awarded. During the bidding stage of the tender, only summary of calculations are evaluated.	No
8	Location of common pantry facilities and the intended purpose of the pantry	Chapter 03 Employer's Work Package, Page 36	D&B Contractor should include a single pantry unit per each floor, except for the ground floor. Purpose of the pantry is only to make small snacks. No cooking related activities will take place inside the pantry.	No

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
9	Possibility of reducing number of occupants in the first phase of the project.	Chapter 03 Employer's Work Package, Page 36	Bidder must design the first phase of the structure to include 28 double occupant rooms and a warden room as mentioned in the bidding document	No
10	Disabled access requirement	Chapter 03 Employer's Work Package, Page 36	No disabled access is required for the facility.	No
	Requirement of obtaining clearance from authorities	General	Since the land belongs to KDU, clearances from local authorities are not required.	No
12	Required floor finishes for the corridor	Chapter 03 Employer's Work Package, Page 36	Corridors are considered as high congestion, hence tiles are preferred as the floor finish.	No

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
13	Can the common study area be designed opened to the sky?	Chapter 03 Employer's Work Package, Page 36	The bidder is free to decide on suitable design for the common study area. However, the design should consider the climatic conditions in the region.	No
	Scope of the WiFi network	Chapter 12 of ICT Systems, page 83	The D&B contractor is required to provide WiFi access points and internal wiring requirement for facility	No
15	Type of roof and roofing material	Chapter 07 Architectural Design, Page 43	Bidders are free to decide on a suitable roof for the facility. However, the client prefer a angle roof for the facility. Roof material can be decided by the bidder considering the occupant comfortability and cost concerns.	No

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
16	Ventilation for student accommodation	Chapter 10 Electrical Systems, Page 60 and Chapter 09 MV and AC, Page 57	Electrical provisions for split type AC should be incorporated in to the student accommodations. Additional load for these provisions should also be considered when designing the Electrical System. Bidders are advised to provide means of natural ventilation for the student accommodations while providing mechanical ventilation via Fans during the first phase of the construction.	No

No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
	Ventilation for common areas	Chapter 10 Electrical Systems, Page 60 and Chapter 09 MV and AC, Page 57	Electrical provisions for split type AC should be incorporated in to the student accommodations. Additional load for these provisions should also be considered when designing the Electrical System. Bidders are advised to provide means of natural ventilation for the student accommodations while providing mechanical ventilation via Fans during the first phase of the construction.	No

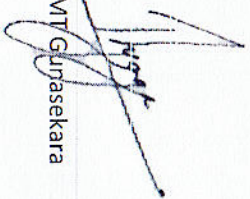
No.	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document	
				Yes/No	
18	Requirement of guard walls and perimeter walls for the buildings	Chapter 03 Employer's Work Package, Page 36 and Chapter 07 Architectural Design, Page 43.	Perimeter wall is not required for the Male hostel. However, whenever privacy is considered for ground floor rooms, it is advisable to provide appropriate shading.	No	
19	Hybrid Bed	Chapter 03 Employer's Work Package, Page 36	Bidders will be provided with picture similar to what is expected for the project.	No	
20	Ceiling material for common areas	Chapter 03 Employer's Work Package, Page 36 and Chapter 07 Architectural Design, Page 43 and Chapter 16 Minimum Finishes	The bidders are reminded that the common facilities are to be included in the ground floor. However, if necessary similar ceiling material used for the rooms can be used in common rooms as well.	No	

	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
21	Lightning Protection System	Chapter 10 Electrical System, Page 60	Bidders are only required to submit the design for the lightning protection system for the scope of project	No
	Scope of the project to be included in the BOQ	Section VIII (b) C-Schedules	Only the cost related to the design of the complete building and the construction costs related to Phase 01 of the building is to be included for Work Package 01. Furniture requirement related to the first phase of the building is to be included as costs for Work Packages 02.	No
23	Ground clearance requirement on site	Chapter 04 Overall Scope of Work, Page 38	Trees on the Male Hostel site will be removed by client. Ground clearance on the Female Hostel site including excavation to be concluded by the D&B Contractor.	No

	Matters raised by the bidders and discussed	Reference to the bidding documents	Clarifications of the procuring entity	Matters to be included in the addendum document
				Yes/No
24	Temporary Accommodation for Construction Workers	Chapter 05 Notes on General Works, Page 40	D&B contractors can utilize a selected area in university premises to erect accommodation facilities. However, suitable perimeter wall and security should be provided by the D&B Contractor.	No
25	Working Hours	Chapter 05 Notes on General Works, Page 40	The D&B Contractor can carry out the construction activity 24 hours keeping site noise within the permissible limits.	No



Dr. AH Lakmal
TEC Chairman



Mr. MT Gurussekara