

Procurement Management Center
University Hospital
Kotelawala Defend University
Werahera

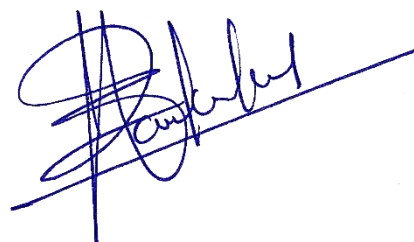
UHKDU/PRO/SOGE/SVS/0019/2023

M/S

17th January 2023

**TENDER INVITATION TO LEASING OUT OF BUILDING SPACES
FOR A CANTEEN & KITCHEN AND STORES**

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 UHKDU. The necessity arose to establish more Canteen & Kitchen Stores. The Hospital Management Committee has decided to establish Canteen & Kitchen Stores for two years period. Therefore you are kindly requested to bid for the space and establish Canteen & Kitchen Stores at Utility Complex UHKDU.
2. General Conditions and, evaluation specifications of renting out spaces to establish Canteen & Kitchen Stores and detailed drawing are submitted here with as Annex 'B' and 'E' to this letter and your agreement for the same to be submitted together with your bid before at 1400 hours on 25th January 2023.
3. Your cooperation in this regard is highly appreciated.



JMSR JAYAWARDENE
Lieutenant Commander (S)
Procurement Manager

Tender No:

UHKDU/PRO/SOGE/SVS/0019/ 2023



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

17/01/2023

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 Leasing Out Of Building Space For A Canteen & Kitchen And Stores.

2. **CLOSING DATE & TIME.** The tender will close at 1400 hrs on **25/01/2023** 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.**

4. **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:16,800.00** 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 25/01/2023.....

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.

8. **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.

8. **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.

9. **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.

10. **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.

11. **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

12. 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.

13. **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.

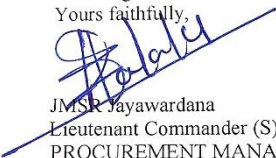
14. **DELIVERY.** Preference will be given for early delivery. In case of bulk supplies for locally manufactured items, the delivery of **total quantity must be completed within 120 days of signing of contract,** unless mutually agreed for extended delivery period with University Hospital Kotelawala 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.

15. **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.

16. **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 communicated

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 sea

FILE NO - UHKDU/PRO/SOGE/SVS/0019/2023

SCHEDULE OF PRICES FOR LOCALLY DELIVERED ITEMS

S/ N	ITEMS	UNIT	QTY	PRICE EACH SQM	MONTHLY RENT FEE (SLRS)	TOTAL RENT FEE 24 MONTHS (SLRS)
01	Leasing Out Of Building Space For A Canteen & Kitchen And Stores	sqm	88.7			
	Specification is attached here with Annex "B"					
	TOTAL					
	DISCOUNT					
	TOTAL(AFTER DISCOUNT)					
	VAT %					
	GRAND TOTAL					

2. b. validity :120days 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

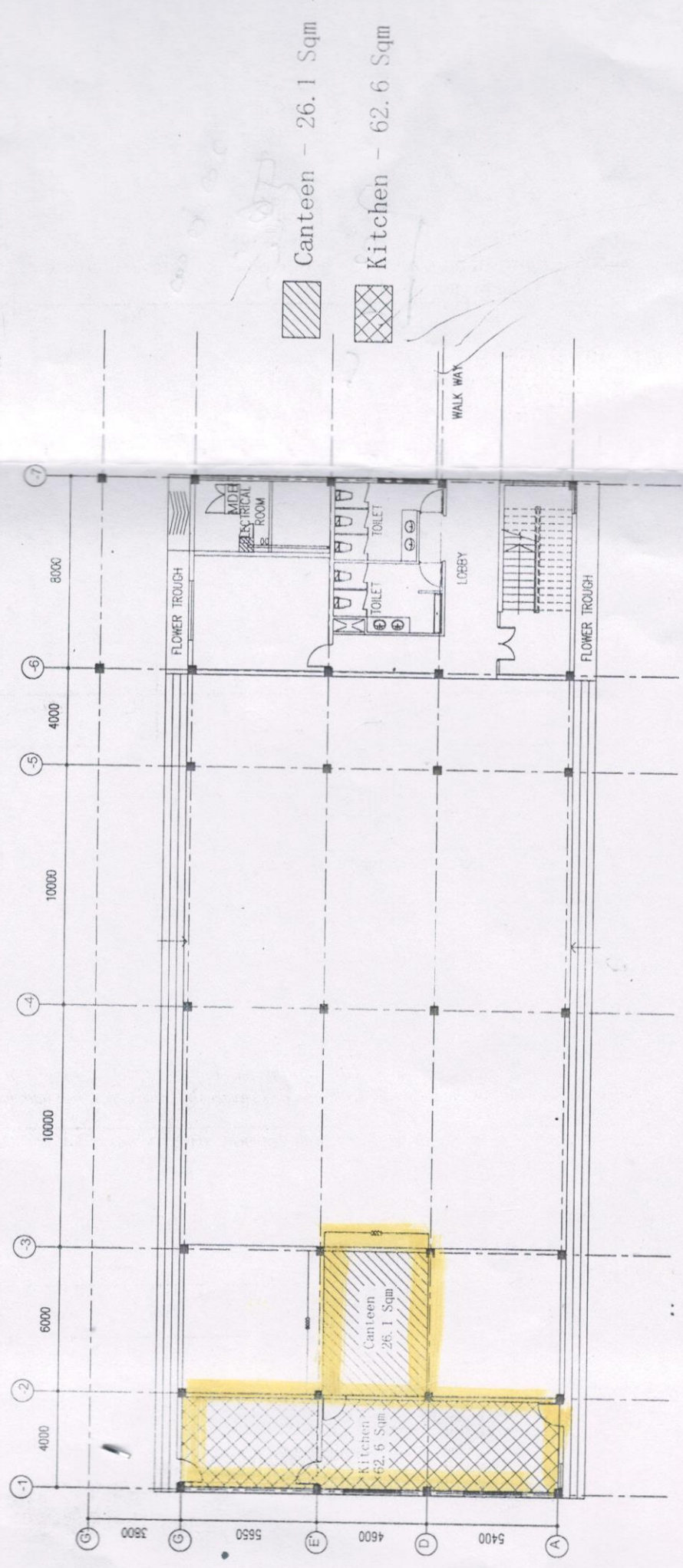
LEASING OUT OF BUILDING SPACE FOR A CANTEEN AND KITCHEN & STORES AT THE KOTELAWALA DEFENCE UNIVERSITY HOSPITAL - WERAHERA.

1. Available space for the Canteen & Kitchen and Stores at UHKDU is consist of 26.1 Sqm. & 62.6 Sqm respectively.(The sketch of the Canteen & Kitchen and Stores is attached as Annex "E")
2. The above space is naturally ventilated and Kitchen is consisting of a separate exhaust system. Further the premises available with Kitchen equipment which is attached as Annex "F" and Annex "G".
3. Electricity power supply is fed from Ceylon Electricity Board and standby power supply is available through generators. The power supply sources and electrical installations are available in the respective area. (Specification is attached as Annex "H")
4. Separate Electricity meter will be installed for the said premises and monthly electricity bill will be prepared as per the consumption rate of the canteen.
5. Water supply is available for above spaces through main water supply of UHKDU and separate water meter will be installed and monthly water bill will be calculated at rate of Rs. 53.00 unit as per the consumption.
6. The Electrical and Electronic machines / equipment required other than available at the premises to be installed by the lessee and concurrence to be obtained from the UHKDU for any modification of existing system. Further, the name boards can be displayed as appropriate at the premises.
7. The leasing agreement to be signed between lessee and the UHKDU.
8. The bidder shall necessarily be a legally valid entity under the respective Act. A proof for supporting the legal validity of the Bidder shall be submitted.
9. The bidder should follow the rules and regulation enforced by the Consumer Authority of Government of Sri Lanka.
10. Monthly rental charges, water and Electricity bills must be settled down on or before 10th of following month. The amount of 06 months rental charges to be deposited to UHKDU and same will be released end of the leasing period to the lessee.
11. The leasing agreement will be valid only 02 years of time period with effect from the date of signed the agreement. The monthly payment of the rent will increase by 10% from after 01 year period. UHKDU has full authority to review the agreement after every 02 years and enter in to new agreement.
12. Canteen should follow self – service system.
13. Designing & maintaining to given space should be matched with the interior designer' s plans.
14. Canteen should allow Cash and VISA as payment methods.
15. Bidder should arrange the required structure at the earmarked area for the Canteen with the consent of Authority of UHKDU.
16. Canteen has dining area which can accommodate around 100 persons at a time. The furniture required for dinning to be facilitated by the lessee. The canteen will be kept open for services from Monday to Sunday.
17. All food items should be cooked in Refined Oil. Milk, Tea-leaves/powder, coffee powder standard quality should be used.

18. The rates for the food items shall remain fixed during the contract period.
19. The committee formed by the Institute will visit food sites of each bidder and shall evaluate the food outlets based on the food quality and taste, cleanliness and hygiene, food storage facility etc.
20. Disposal of Wet and Dry garbage daily and away from UHKDU premises to be arranged by the Canteen Contractor.
21. Supplier should furnish proposal with intended rent payment to UHKDU Hospital. Designing and maintaining the given space should be matched with the interior designer's plans. If the lessee required any addition and alternation for the said area, prior approval has to be obtained from Director Administration. This Canteen should provide following services to various customer categories.
 - a. Easily be accessible by differently able customers.
 - b. Cashier counters for consumer demand.
 - c. Recruitment, management, maintenance, and operation of human and other resource of the given space are at supplier's responsibility.
22. Potential Market Segment as follows,
 - a. Total numbers of hospital bed approx. - 654
 - b. Try service personal accommodated at single quarters approx. - 400
 - c. Para medical Staff employment approx. - 112
 - d. Doctor & Consultant Staff employment approx. – 215
 - e. Nursing Staff employment approx. – 330
 - f. Administration and other Staff employment approx. – 336
 - g. Local & Foreign student accommodated at single quarters - 310
 - f. Families occupied at married quarts - 50
 - g. Student at faculty of health science approx. 975
23. Bidders are requested to visit the location at UHKDU, Werahera prior to bid during 0800-1600 hrs on week days.
24. If the Bidders do need any Clarifications, please contact the Procurement Manager, UHKDU on mobile number 071 0219415.


PROCUREMENT MANAGER
University Hospital
General Sir John Kotelawala Defence University
Werahera

ANNEX "B"



3.1B BUILDING GROUND FLOOR PLAN

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	
TOTAL	

NAME OF THE BIDDER :

SIGNATURE OF BIDDER :

DATE :

COMPANY SEAL :


PROCUREMENT MANAGER
University Hospital
General Sir John Kotelawala Defence University
Moratuwa

ANNEX "D"

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

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)


PROCUREMENT MANAGER
 University Hospital
 General Sir John Kotelawala Defence University
 Welisara