

UNIVERSITY OF JAFFNA

BIDDING DOCUMENT (Design and Build Contract)

**Design, Construction and Commissioning of State-of-the-Art
Building (Five Storied Building) for the Faculty of Allied Health
Sciences, University of Jaffna**

YA/CWP/AHS/2025/01

EMPLOYER: Vice- Chancellor,
University of Jaffna,
Thirunelveli,
Jaffna

VOLUME 1A

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SECTION - I

INSTRUCTIONS TO BIDDERS

1.The instructions to Bidders for this work are contained in Section I of the Standard Bidding Document, Design and Build Contracts (Revised) May2003 ICTAD/SBD/04 The Bidder may purchase this document **from Institute for Construction Training And Development at 123,Wijerama Mawatha, Sawsiripaya",Colombo 07 (Presently CIDA)**

2.This publication is available for reference at **Capital Works & Planning Division, University of Jaffna, Thirunelvely, Jaffna.**

Notes:

Instructions to Bidders shall be read in conjunction with Bidding Data. Matters relating to the performance of the Contractor, payments under the Contract, or matters affecting the risks, rights, and obligations of the parties under the Contract are not included in this Section, but are given in Section III – Conditions of Contract, Volume 1 and the Contract Data under Section IV, Volume 2

Instructions to Bidders will not be a part of the Contract and will cease to have effect once the Contract is signed.

SECTION - III

CONDITIONS OF CONTRACT

1.The General conditions for this work are contained in Section III of the Standard Bidding Document , Design and Build Contracts (Revised) May2003 ICTAD/SBD/04).The Bidder may purchase the document from **ICTAD, 123,Wijerama Mawatha, "Sawsiripaya ",Colombo 07 (Presently CIDA)**

2.This publication is available for reference at **Capital works & Planning Division, University of Jaffna, Thirunelvely, Jaffna**

Note:-

Conditions of Contract shall be read in conjunction with Contract Data

Section - V

STANDARD FORMS

Form of Bid Security, Letter of Acceptance, Form of Agreement, Form of Performance Guarantee, Form of Mobilization Advance Guarantee, Form of Retention Money Guarantee

Notes on Standard Forms:

Bidders shall submit the competed Form of Bid, Bid Security in compliance with the requirements of the bidding documents.

Bidders should not complete the Form of Agreement at the time of preparation of bids. The successful bidder will be required to sign the Form of Agreement, after the award of contract. Any corrections or modifications to the accepted bid resulting from arithmetic corrections, acceptable deviations, or quantity variations in accordance with the requirements of the bidding documents should be incorporated into the Agreement.

The Form of Performance Security, Form of Advance Payment Security and Form of Retention Money Guarantee should not be completed by the by the bidders at the time of preparation of bids. The successful Bidder will be required to provide these securities in compliance with the requirements herein or as acceptable to the Employer.

FORM OF BID SECURITY

To :(name of the Employer)
..... (address of Employer)

WHEREAS[name of bidder] (hereinafter called and referred to as the "Bidder") has submitted its bid dated [date] for the Design, Construction and Commissioning of State-of-the-Art-Building (Five Storied Building) for the Faculty of Allied Health Sciences, University of Jaffna.(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 reffered to as "the Employer") in the sum of Sri Lanka Rupees for which payment well and truly to be made to the said Employer, the Guarantor binds itself, his successors, and assignees by these presents.

SEALED with the Common Seal of the said Guarantor thisday of2026.

THE CONDITIONS of this obligation are:

1. If the bidder withdraws his 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 Instructions 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 the date twenty-eight (28) days after the period of bid validity, and any demand in respect there off should be received by us no later than the above date.

DATE SIGNATURE OF THE GUARANTOR.....

SEALWITNESS

[signature, name and address]

Notes on Form of Letter of Acceptance

The Letter of Acceptance will be the basis for formation of the Contract as described in Clause 33 of the Instructions to Bidders. This Form of Letter of Acceptance should be filled in and sent to the successful bidder only after evaluation of Bids and after obtaining approval from the relevant authority.

FORM OF LETTER OF ACCEPTANCE

[letter head paper of the Employer]

.....[date]

To:[name of the Contractor]

.....[address of contractor]

This is to notify you that your bid dated[insert date] for the design, construction and remedying defects of the
[name of the Contract and identification number] for the Contract price of [name of currency¹] [amount in figures and words] as corrected in accordance with Instructions to Bidders and / or modified by a Memorandum of Understanding², is hereby accepted.

The adjudicator shall be [name and address of the adjudicator, if agreed] / shall be appointed by the Institute of Construction Training and Development (ICTAD)³.

You are hereby instructed to proceed with the execution of the said Work in accordance with the Contract documents.

The start Date shall be: [fill the date as per Conditions of Contract].

The amount of Performance Security is: [fill the amount as per Conditions of Contract].

The Performance Security shall be submitted on or before [fill the date as per Conditions of Contract].

Authorized Signature:

Name and title of Signatory:

Name of Agency:

FORM OF CONTRACT AGREEMENT

This Agreement, made the [day] of [month] 2026 [year] between [name and address of Employer] (hereinafter called and referred to as “the Employer”) of the one part and [name and address of Contractor] (hereinafter called and referred to as “the Contractor”), of the other part.

Whereas the Employer desires that the Contractor design and execute [name and identification no of Contract] (hereinafter called and referred to as “the “Works”) and the Employer has accepted the Bid by the Contractor for the execution and completion of such Works and the remedying of any defects therein.

The Employer and the Contractor agree as follows:

1. In this Agreement, words and expressions shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to,
2. In consideration of the payments to be made by the Employer to the Contractor as hereinafter mentioned, the Contractor hereby covenants with the Employer to execute and complete the Works and remedy any defects therein in conformity in all respects with the provisions of the Contract.
3. The Employer hereby covenants to pay the Contractor in consideration of the execution and completion the Works and the remedying of defects wherein the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.
4. The following documents attached hereto shall be deemed to form an integral part of this contract
 - a. Invitation for Bids
 - b. Section I - Instruction to Bidders
 - c. Section II - Bidding Data
 - d. Section III - Conditions of Contract
 - e. Section IV – Contract Data
 - f. Section V – Standard Forms
 - g. Section VI – Employer’s Requirements
 - h. Section VII – Forms of BID
 - i. Section VIII - Schedules

In Witness whereof the parties hereto have caused this Agreement to be executed the day and year a fore mentioned in accordance with laws of Sri Lanka.

.....
Authorized Signature of Contractor

.....
Authorized Signature of Employer

SEAL

SEAL

In the Presence of:

1. Name and NIC No
Signature
Address
.....
2. Name and NIC No
Signature
Address
.....

**FORM OF PERFORMANCE GUARANTEE
(Unconditional)**

NUMBER:

DATE:

.....

SUM GUARANTEED:

To : -----[*name of Employer*] (hereinafter called and referred to as “the Employer”)
----- [*address of Employer*]

Whereas----- [*name and address of Contractor*]
(hereinafter called and referred to as “the Contractor”) has undertaken, in pursuance of contract
no. ----- dated to execute [*name of contract*]
(herein after called and referred to as “the Contract”).

And Whereas it has been stipulated by the Employer in the said Contract that the Contractor shall furnish the Employer with a Guarantee issued by a recognized organization for the specified therein as security for compliance with its obligations in accordance with the Contract;

And Whereas we have agreed to give Contractor such a Guarantee;

Now Therefore we hereby affirm that we are the Guarantor an responsible to you, on behalf of the Contractor, up to a total of Rupees ----- [*amount of guarantee*] --
----- [*amount in words*], such sum being payable in the type and proportions of currencies in which the Contract Price is payable . and we undertake to pay the Employer, upon the Employer’s first written demand and without cavil or objection, any sum or sums within the said amount as aforesaid without the Employer’s needing to prove or to show grounds or reasons for the Employer’s demand for the sum specified therein.

We hereby waive the necessity of the Employer’s demanding the said debt from the contractor before presenting us with the demand.

We further agree that no change or addition to or other modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract documents which may be made between the Employer and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive or any such change, addition or modifications.

This guarantee shall be valid until the date of issue of the Performance Certificate.

Signature and the Seal of the Guarantor :

Name of the Organization :

Address :

Date :

Witness :

**FORM OF GUARANTEE FOR MOBILIZATION ADVANCE
PAYMENT**

NUMBER:

DATE:

SUM GUARANTEED:

To:----- [name of Employer] (hereinafter called and referred to
as the "Employer)
-----[address of the Employer]

Name of the contract

In accordance with the provisions of the Conditions of Contract, Sub Clause 14.2 (Advance Payment) of the above mentioned contract -----
[name and address of Contractor] (hereinafter called and referred to as “the Contractor”) shall deposit with the Employer a guarantee acceptable to the Employer to guarantee his proper and faithful performance under the said Contract in and amount of [amount of guarantee] [amount in words]

We, the ----- [name and address of the organization], as instructed by the contractor, agree unconditionally and irrevocably to guarantee as primary obligator and not as surety merely, the payment to the Employer on his first demand without whatsoever right of cavil and objection on our part and without the Employer’s needing to prove or to show grounds or reason for the Employer’s demand for the sums specified therein and without his first claim to the Contractor, in the amount not exceeding Rupees[amount of guarantee] [amount in words]such amount to be reduced periodically by the amounts recovered by the Employer from the proceeds of the contract.

We further agree that no change or addition to or modification of the terms of the Contract or of the Works to be performed there under or of any of the Contract document which may be made between the Employer and the Contractor shall in any way release us from any liability under this guarantee, and we hereby waive notice or any such change, addition or modification.

No drawings may be made by the Employer under this guarantee until we have received notice in writing from the Employer that an advance payment of the amount listed above has been paid to the Contractor pursuant to the Contract.

This guarantee shall remain valid and in full effect from the date of the advance payment received by the Contractor under the Contract until the Employer receives full repayment of the same amount from the Contractor.

Signature and the Seal of the Guarantor :

Name of the Organization :

Address :

Date :

Witness :

FORM OF RETENTION MONEY GUARANTEE

NUMBER :

DATE:

SUM GUARANTEE:

To : -----[*name of Employer*] (hereinafter called and referred
to as “the Employer”)

-----[*address of Employer*]

Whereas, it has been stipulated by the Employer in clause 14.7 of the Contract that he would release to the contractor the full sum mentioned under the contract in pursuance of clause 14.7 , on the contractor furnishing an unconditional guarantee acceptable to the Employer to the full value of the retention money, valid up to 28 days beyond the end of the Defects Notification Period.

We [*name and address of the Guarantor*] as instructed by the Contractor, unconditionally and irrevocably, guarantee to pay the Employer upon the Employer’s first written demand and without cavil or objection, any sum or sums within the said amount as aforesaid without the Employer’s needing to prove or to show grounds or reasons for the Employer’s demand for the sum specified therein and the said amount of Rupees..... [*amount of Guarantee*] [*amount in words*] in the event the contractor fails to carry out his obligations to rectify defects which is responsible to rectify under the contract.

This guarantee shall be valid up to [*date*]

Signature and the Seal of the Guarantor :

Name of the Organization :

Address :

Date :

Witness:

VOLUME 1B

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INVITATION FOR BIDS (IFB)

Invitation for Bids (IFB)

Ministry of Education, Higher Education and Vocational Education

University of Jaffna

Design, Construction and Commissioning of State-of-the-Art-Building for the Faculty of Allied Health Sciences, University of Jaffna

Contract No.: YA/CWP/AHS/2025/01

1. The Chairman, High Level Procurement Committee (HLPC) on behalf of the Vice Chancellor, University of Jaffna invites sealed bids from eligible and qualified bidders for the Design, Construction and Commissioning of State-of-the-Art-Building for the Faculty of Allied Health Sciences, University of Jaffna. **Total Construction Cost is LKR 1,720.0 million** (excluding VAT) and the **contract period is 30 calendar months**.
2. Procurement method is National Competitive Bidding Procedure and the Contract type is **Design & Build**.
3. To be eligible for contract award, the successful bidder must not be black listed and shall possess a valid CIDA registration of **Grade C1** or above in the Building Construction.
Refer to Section 2 – Bidding Data of the bidding document for additional qualification requirements necessary for eligibility for contract award.
4. Bids shall be submitted using the prescribed forms available from the Senior Assistant Registrar, Capital Works & Planning Division, University Jaffna, Thirunelvely, Jaffna. The bidding documents may be purchased on working days between **9:00 am to 3:00 pm**, from **23rd February 2026 up to 10th March 2026**, upon submission of the receipt confirming payment of a non-refundable fee of **LKR 150,000.00**. The fee may be paid either in cash to the University Shroff or deposited into the Peoples Bank with the Reference No “**970000060000276**” should be filled in the Account Number column in the Deposit Slip.
5. Further information may be obtained from Senior Assistant Registrar, Capital Works & Planning Division, University of Jaffna (Telephone- 0212219201 Fax. - 0212219201). The bidding documents may be inspected free of charge at the Senior Assistant Registrar’s Office, Capital Works & Planning Division, University of Jaffna during office hours on working days, or viewed online via University website at www.jfn.ac.lk.
6. Bid shall be valid up to **22nd October 2026** (minimum 175 days from Date of Submission)
7. All bids must be accompanied by a **Bid Security of LKR 18,000,000.00 and the Bid**

Security shall be valid up to 19th November 2026 (minimum 203 days from Date of Submission). The Bid Security must conform to the format provided in the bidding document and shall be an unconditional, on-demand guarantee issued by a commercial bank approved by the Central Bank of Sri Lanka, in favour of the Vice Chancellor, University of Jaffna.

8. The mandatory Non-Collusion Declaration, in the format provided in the bidding document, must be submitted.
9. **Pre-Bid meeting** will be held at 10:00 am on **11th March 2026** at the Board Room, Faculty of Allied Health Sciences, University of Jaffna, Aadiyapatham Road, Kokuvil.
10. Sealed bids shall be deposited in the Tender Box at the office of the Director (Infrastructure Development), Procurement Division, Higher Education Division, Ministry of Education, No,18, Ward Place, Colombo 07.
11. The **deadline for submission of bids** will be **11:00 am on 30th April 2026** and will be opened soon after the closing in the presence of the bidders' representative who chose to attend, at the office of the Director (Infrastructure Development), Higher Education Division, Ministry Education, No,18, Ward Place, Colombo 07. Late bids will be rejected.

Vice Chancellor,
University of Jaffna,
Sri Lanka.

Date: 22nd February 2026

Section - II

BIDDING DATA

Note :

This section shall be read in conjunction with Section I –

Instruction to Bidders, and is intended to provide specific information in relation to corresponding Clauses in Section I. Whenever there is a ambiguity, the provisions in Section II- Bidding Data shall supersede these in the Section I- Instructions to Bidders.

Bidding Data

Instructions to Bidders Sub Clause

| Item | Sub Clause | Entry |
|------------------------------------|-------------------------|--|
| Employer’s name and address | 1.1 & 9.1 | <p>The Employer is</p> <p>Name: The Vice Chancellor</p> <p>Address: University of Jaffna, P.O. Box 57, Thirunelvely Jaffna</p> |
| Scope of Works | 1.1 | <p>The Works consists of schematic design, detail design, preparation of specifications construction and remedying defects during the defect liability period of a building with Five storied building with parking facilities concrete framed building on necessary foundation including all necessary services and external landscaping, for Academic and Administrative facilities. with all other facilities as described in the Employer’s Requirements</p> <p>The approximate total gross floor area of the building requirements is 12,450 m², the total available fund including design, construction, supervision and commission cost is Rs. 1,720 million (Exlcu VAT).</p> <p>Site Location at Aadiyapatham Road, Kokuvil, Jaffna.</p> |
| Time of Completion | 1.2 | The time for Completion for the whole of Works shall be 30 months. |
| Delay damages for the Works | 1.2 | <p>The delay damages for the whole of the Works shall be 0.05% of the initial Contract Price per day</p> <p>The maximum amount of delay damages for the whole of the Works shall be 10% percent of the Initial Contract Price.</p> |
| Defects Notification Period | 1.2 | Defects Notification Period is 365 Days from Employer’s Taking over |
| Source of funds | 2.1 | The source of funds is the Government of Sri Lanka |
| CIDA registration required | 3.1 | <p>The registration required</p> <p>Specialty – Building Construction</p> <p>Grade – C1 or above</p> |
| Eligible bidders | 3.4 | Foreign bidders are not allowed. |
| Qualification Information | 3.1, 3.2 4.1 | <ul style="list-style-type: none"> • CIDA Registration <ul style="list-style-type: none"> Registration number Grade Specialty Expiry Date |

| | | |
|--|----------------|---|
| | | <ul style="list-style-type: none"> • VAT Registration number • Attach Construction Program • Attach Legal Status (Sole proprietor, Partnership, Company etc.) • Attach authentication for signatory • Total monetary value of construction work performed for each of the last five years; • Experience in works of a similar nature and size for each of the last ten years • Construction equipment; • Staffing • Attach Work Plan and methods; • Attach certified copies of financial statements of the organization such as audited accounts to facilitate for evaluation of financial stability such as turnover. liquid assets, liabilities, working capital etc. any 5 years during 08 years |
| Average annual volume of construction work performed in last five | 4.3(a) | <p>Average annual volume of construction work performed in any five years during the last 10 years shall be at least Rupees 1,030,000,000.00 (1,030 Mn.) (NPV at the date of bid closing)</p> <p>Copy of those Audited statements should be submitted in last 5 years along the bid. Original should be declared at the evaluation stage.</p> |
| Similar work performed | 4.3(b) | <p>Experience as design and build prime contractor of at least one contract of a nature and complexity similar (at least RCC storied building work including laboratory and experience of construction of lift core) with minimum cost of Rs 1250Mn completed or 70% progress (NPV at the date of bid closing) to the works over the last 10 years.</p> |
| Liquid assets and/or credit facilities required | 4.3 (g) | <p>The minimum amount of liquid assets and/or credit facilities net of other contractual commitments and exclusive of any advance payments which may be made under the contract shall be not less than Rupees 172,000,000.00</p> |
| Bid Price | 13.3 | <p>All the Tax components other than VAT shall be included in the rates. VAT component shall not be included in the rates. The amount written in the Form of Bid shall be without VAT. However VAT component shall be shown separately at the end of the price schedule summary.</p> |

| | | |
|--|-------------|---|
| Contract is subject to price adjustment for fluctuation of prices | 13.4 | The Contract is subject to price adjustment in accordance with Clause 13.7 of the Conditions of Contract. (For the purpose of price fluctuation, the bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.) |
| Currency of Bid | 14.1 | The currency of the bid price shall be only in Sri Lankan Rupees. |
| Bid validity period | 15.1 | The Bid shall be valid up to 22 nd October 2026 <i>(175 days from bid opening)</i> |
| Amount of Bid security | 16.1 | The amount of Bid security shall be Sri Lanka Rupees 18,000,000.00 |
| Validity of Bid security | 16.2 | The Bid security shall be valid up to 19 th November 2026 <i>(203 days from bid opening)</i> |
| Pre-Bid meeting | 17.1 | Pre Bid meeting will be held at Board Room, Faculty of Allied Health Sciences, University of Jaffna, Aadiyapatham Road, Kokuvil. Date: 11 th March 2026. Time:10.00hrs |
| Sealing and marking of Bids | 19.2 | The following information also shall be included in the inner covers of envelope marked as “Envelope 1 – Preliminary Information”: (i) Schedule,” Annual turn-over Information”, (ii) Schedule, “ Adequacy of Working capital”, (iii) Schedule,“ Construction experience in last five Years”, (iv) Schedule, “Construction experience in last five Years”, (v) Schedule, “Major items of construction equipment proposed”, The following information also shall be included in the inner covers of envelope marked as “Envelope 2 – Design / Technical Proposal”: (i) Schedule, “Team composition and Task assignment”, (ii) Curriculum vitae of key staff; (iii) Schedule, “ Time schedule for key staff”, (iv) Work Program (Design related activities); (v) Work Program (Construction related activities); |

| | | |
|--|-----------------|---|
| | 19.4 | The following information also shall be included in the inner covers of envelope marked as “Envelope 3-Financial Proposal”, (i) Day work rates schedule; (ii) Schedule, “Overhead and profit percentage for Provisional Sum activities” (iii) Schedule, “ Input percentage for price adjustments” |
| | 19.5 (a) | The Employer’s address for the purpose of Bid submission is office of the Director (Infrastructure Development), Ministry of Education, Higher Education and Vocational Education, No. 18, Ward Place, Colombo 07. |
| | 19.5 (b) | Contract Name: Design, Construction and Commissioning of State-of-the-Art-Building for the, Faculty of Allied Health Sciences, University of Jaffna. Contract No: YA/CWP/AHS/2025/01. |
| Deadline for submission of Bids | 20.1 | The deadline for submission of Bids shall be 11.00hrs of 30 th April 2026. Address for submission of Bids: Office of the Director (Infrastructure Development), Ministry of Education, Higher Education and Vocational Education, No. 18, Ward Place, Colombo 07. |
| Evaluation and comparison of Bids | 27.0 | For evaluation and comparison of Bids option B is selected. |
| | 27.10 | Weight for Design/Technical Proposal Shall be: DT = 20% Weight for Price Proposal Shall be: P = 80% |
| Correction of Errors | 28.1(c) | Sub-Clause 28.1(c) not modified. |
| | 28.1(d) | Sub-Clause 28.1(d) is deleted. |
| Amount of Performance Security | 32.1 | The standard form of Performance Security acceptable to the Employer shall be bank guarantee / Bond from Construction Guarantee Fund and accepted by the treasury for acceptance of guarantees or from any other organization approved by the Treasury for this purpose. The amount of Performance Security is 5% of the Initial Contract Price. |
| Percentage of retention | 34.1 | The retention from each payment shall be 10% percent. The limit of retention shall be 5% percent of the Initial Contract Price. |

| | | |
|---|---------------|---|
| Minimum amount of Interim Payment Certificates | 34.2 | 2% of Initial Contract price. |
| Adjudicator proposed by Employer | (35.1) | The Adjudicator proposed by the Employer shall be nominated at the occasion. If the Bidder disagrees with the proposal of the Employer or the Adjudicator was not proposed, then the Adjudicator shall be appointed by the Appointing Authority who shall be the Construction Industry Development Authority (CIDA) <i>Fees and types of reimbursable expenses to be paid to the Adjudicator shall be on a case basis and shall be shared equally by the Contractor and the Employer:</i> |

‘NB’ -

Gap Analysis and Design Finalization

Gap analysis in the contractor’s Design should be carried out after receiving the Letter of Acceptance with the Employer during period of 4 weeks. Maximum allowable modifications are 5 times and contract sum may be adjusted accordingly as per their BOQ rates. Maximum allowable percentage of cost is +-25% of the contract sum. Once completed the gap analysis, construction drawings should be issued by the contractor with the signature of chartered qualified professionals.

Section - IV

CONTRACT DATA

Note:

This section shall be read in conjunction with section III- Conditions of Contract, and is intended to provide specific information in relation to corresponding Clauses in section III. Whenever there is an ambiguity, the provisions in section IV – Contract Data shall supersede these provided in the Section III – Conditions of Contract.

Contract Data

Sub Clause 1.1.2.2 **Employer is:** Vice Chancellor,
Address : University of Jaffna, P.O. Box 57,
 Thirunelvely,
 Jaffna.

Sub Clause 1.1.2.4 **Engineer is:** Works Engineer,
Address : University of Jaffna,
 Jaffna.

“Representatives of the Engineer : Qualified Professionals appointed by the University for construction supervision“

Sub Clause 3.1 **Engineer’s Duties and Authority**

The Engineer shall obtain the specific approval of the Employer before taking action under the following Sub Clause of these Conditions:

- (a) Consenting to the subletting of any part of the Works under Sub Clause 4.4 (b);
- (b) Approving an extension of the Time for Completion, and/or any additional payments under Sub Clause 19.1 (*contractor’s claim*) issuing variation under Sub Clause 13.1 (*Right to vary Employer’s Requirements*), except in an emergency situation, as reasonably determined by the Engineer.
- (c) Approving additional payment under Sub Clause 13.3

Notwithstanding the obligation, as set out above, to obtain approval, if in the opinion of the Engineer, an emergency occurs affecting the safety of life or of the Works or of adjoining property, he may, without relieving the Contractor of any of his duties and responsibilities under the Contract, instruct the Contractor to execute all such work or to do all such things as may, in the opinion of the Engineer, be necessary to abate or reduce the risk. The Contractor shall forthwith comply, despite the absence of approval of the Employer, with any such instruction of the Engineer. The Engineer shall determine an addition to the Contract Price, in respect of such instruction, in accordance with Clause 13.3 and shall notify the Contractor accordingly, with a copy to the Employer.

Sub Clause 4.1 **Key personnel**

Schedule of Key Personnel:

Names with qualifications and experience to be written :

(a) Project Management

- Team Leader/Project Manager –

Should be a Chartered Architect or a Chartered Civil Engineer having at least 10 year experience in construction industry especially in building construction.

(b) Design

- Project Architect –
Should be a Chartered Architect having at least 5 year experience in design of multi-story buildings in similar nature.
- Structural Engineer -
Should be a Chartered Civil Engineer having at least 5 year experience in design of multi-storey buildings in similar nature.
- Quantity Surveyor -
Should be a Chartered Quantity Surveyor having at least 6 years' experience or a Quantity Surveyor with BSc. Quantity Surveying or equivalent qualification having at least 10 years' experience. Experience should be obtained in working as a quantity surveyor at least in two projects with values more than Rs. 500 million.
- Electrical Engineer -
Should be a Chartered Electrical Engineer having at least 5years' experience in design of electrical power installations in multi-storey buildings in similar nature.
- Mechanical/Service Engineer -
Should be a Chartered Mechanical or Electro-mechanical or Building Service Engineer having at least 5 years' experience in design of Mechanical Engineering/Service installations (like elevators, air-conditioning, water supply, sewer disposal, waste water disposal) in multistory buildings in similar nature.

(c) Construction Management (Full Time)

- Project Manager –
Should be a Chartered Civil Engineer having at least 5 years' experience or a Civil Engineer with qualifications established to obtain Associate Membership of the Institute of Engineers Sri Lanka or equivalent, having 10 years' experience in construction of (site organization, supervision, contract administration, monitoring, planning) multi storey buildings in similar nature.

Note - Above Proposed officer should have worked at least 2 years in the bidder's firm as of the date of bid opening. If a new officer is appointed, a Rs 5 Mn Bank Guarantee – Irrevocable, Unconditional & On-Demand should be provided after receiving the Letter of acceptance.
- Bachelor's degree in Civil, Mechanical, or Materials Engineering, or a related field. Minimum of 5 years of experience in a QA/QC role focused on materials in a construction or EPC environment. Proven experience with material traceability systems and documentation.

- Any bachelor's degree or diploma along with International Safety certifications like IOSH MS / NEBOSH, as well as a passion for the safety industry.

- Technical Officers (minimum 3 nos)

Should be a Technical Officer with qualifications of National Diploma in Technology or equivalent having at least 5 years' experience in construction of (site organization, supervision, monitoring, planning as a technical officer) multi-storey buildings in similar nature. (minimum 3 nos)

Sub Clause 4.2 Performance Security

The performance Security shall be 5% percent of the Initial Contract Price.

The Standard Form of Performance Security acceptable to the Employer shall be a Bank Guarantee or Construction Guarantee Bond (CGF) and accepted by the Treasury for acceptance of Guarantees or from any other organization approved by the Treasury for this purpose.

**Sub Clause 8.1
Commencement of
Work 8.1**

Start Date:

The Start Date is 14 Days from the issue of the Letter of Acceptance.

Sub Clause 8.2

Time for Completion

The time for completion for the whole of Works shall be 30 Calander Months.

Sub Clause 8.7

Delay Damages

The Delay Damages for the whole of the Works shall be 0.05% of the Initial Contract Price per day.

The maximum amount of Delay Damages for the whole of the Works shall be 10% percent of the Initial Contract price.

Sub Clause 11.1

Defects Notification Period

Defects notification Period is 365 Days from Taking – over Certificate.

Sub Clause 13.7

Adjustments for Changes in Cost

Contract is subjected to price adjustments for fluctuation of prices.

“The bidder shall submit the priced BOQ in line with the price proposal of Volume 3 along with the input percentages and shall be certified by the chartered Quantity Surveyor assigned to the project.”

External works—including the STP, external electricity supply, RO plant, and generator—shall be submitted as separate Price Schedule documents at the time of bid submission.”

Sub Clause 14.1

Contract Price

The Works described under Day Works is to be paid according to quantity supplied or work done.

Sub Clause 14.3 (c) Retention Money

The retention from each payment shall be 10 percent

The limit of retention shall be 5 percent of the Initial Contract Price.

Sub Clause 14.4 Issue of Interim Payment Certificates

Minimum amount of Interim Payment Certificates shall be 2% of the Initial Contract Price.

Sub Clause 14.7 Payment of Retention

On reaching the limit of retention stated in Contract Data the Contractor may substitute full retention money with an unconditional guarantee acceptable to the Employer to a value equal to the full retention money, and valid up to 28 days beyond the end of defect Notification Period. On receipt of such guarantee the Employer shall repay the full retention money. The guarantee will be released to the Contractor upon the certification of the Engineer that all Defects notified by the Engineer to the Contractor before the end of this period have been corrected.

Sub Clause 18.2 Third Party Insurance

This Amount of Insurance per occurrence is Rs. 1,000,000.00

Sub Clause 18.4 Professional Indemnity Insurance

This Amount of Insurance shall be 10% of the Initial Contract Price

Sub Clause 19.2 & 19.4 Failure to agree Dispute Adjudicator

The appointing entity for appointing the Adjudicator is the Construction Industry Development Authority (CIDA).

“NB” -

Gap Analysis and Design Finalization

Gap analysis in the contractor’s Design should be carried out after receiving the Letter of Acceptance with the Employer during period of 4 weeks. Maximum allowable modifications are 5 times and contract sum may be adjusted accordingly as per their BOQ rates. Maximum allowable percentage of cost is +-25% of the contract sum. Once completed the gap analysis, construction drawings should be issued by the contractor with the signature of chartered qualified professionals.

Section - VI

EMPLOYER'S REQUIREMENT

1. BACKGROUND OF THE PROJECT

1.1 University of Jaffna (Procuring Entity)

The Jaffna Campus of the University of Sri Lanka was established in 1974 with a ceremonial inauguration on 06th October 1974. Under the University Act No. 16 of 1978, the Jaffna Campus gained the status of an independent University in January 1979 and became the University of Jaffna.

From a small beginning in the thirty acre campus of the then Parameswara College premises the University has grown enormously and is today the home of twelve faculties including nine faculties in Jaffna main premises, three faculties in Kilinochchi with more than 70 academic departments, several service/academic/support units and centers.

The student population of the University is about fifteen thousand includes nearly 1500 postgraduate students.

In addition all the Faculties, Departments, Units and Centers are scheduled for development and will, in time, further open the University as door to the researchers, scholars and public to increase the advanced learning and increase its role, responsibilities and commitments to the region around it.

1.2 Faculty of Allied Health Sciences.

1.2.1 Introduction

The Faculty of Allied Health Sciences (FAHS) is one of the youngest faculties of the University of Jaffna (UoJ). Since its inception on 7th August 2006 within the Faculty of Medicine (FoM), UoJ, the FAHS has experienced steady and remarkable growth. It was restructured as the Unit of Allied Health Sciences (UAHS), affiliated with the FoM, in September 2011. Subsequently, the University Grants Commission (UGC) granted approval in September 2019 to upgrade the UAHS into the Faculty of Allied Health Sciences (FAHS), comprising three departments: Medical Laboratory Sciences, Nursing, and Pharmacy, which offer the degree programmes BSc Hons (MLS), BSc Hons (Nursing), and BPharm Hons, respectively. In 2020 Sports Science Unit was attached to the Faculty of Allied Health Sciences. After in March 2023, the Department of Human Biological Sciences was established to deliver Human Biological Sciences courses for all three degree programmes.

The FAHS with its vision: “to be a leading centre of excellence in the field of Allied Health Sciences” and mission: “to provide excellent training in the field of Allied Health Sciences and generate new knowledge through research”, is currently working towards providing young talents in the fields of MLS, Nursing and Pharmacy. The FAHS has completed 19 years of history and at present it accommodates around 800 students who are coming from all part of Sri Lanka.

Allied health sciences degree programmes have become inevitable academic platforms in local and international health sectors with exponentially expanding scope. Allied health professionals bring unique expertise to patient care. Their service and support is very much important to establish a standard health system. To date, the FAHS has proudly graduated more than 809 graduates (14 batches) to serve the country. Many of its graduates have extended their service internationally as well.

Figure -2 Location map

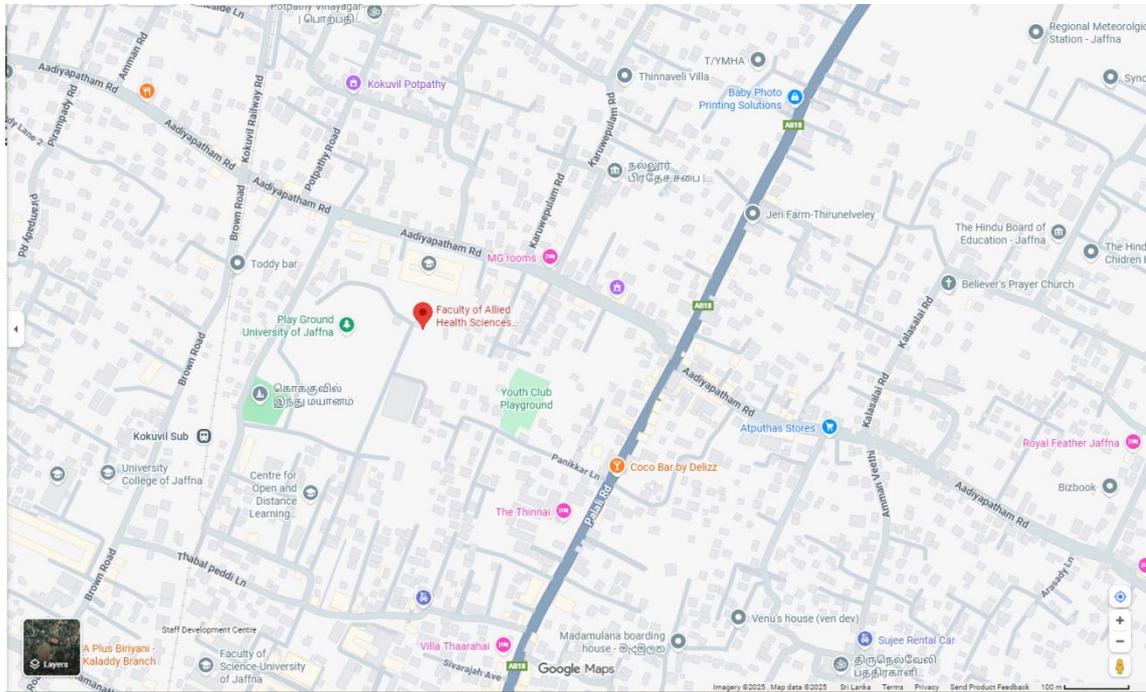
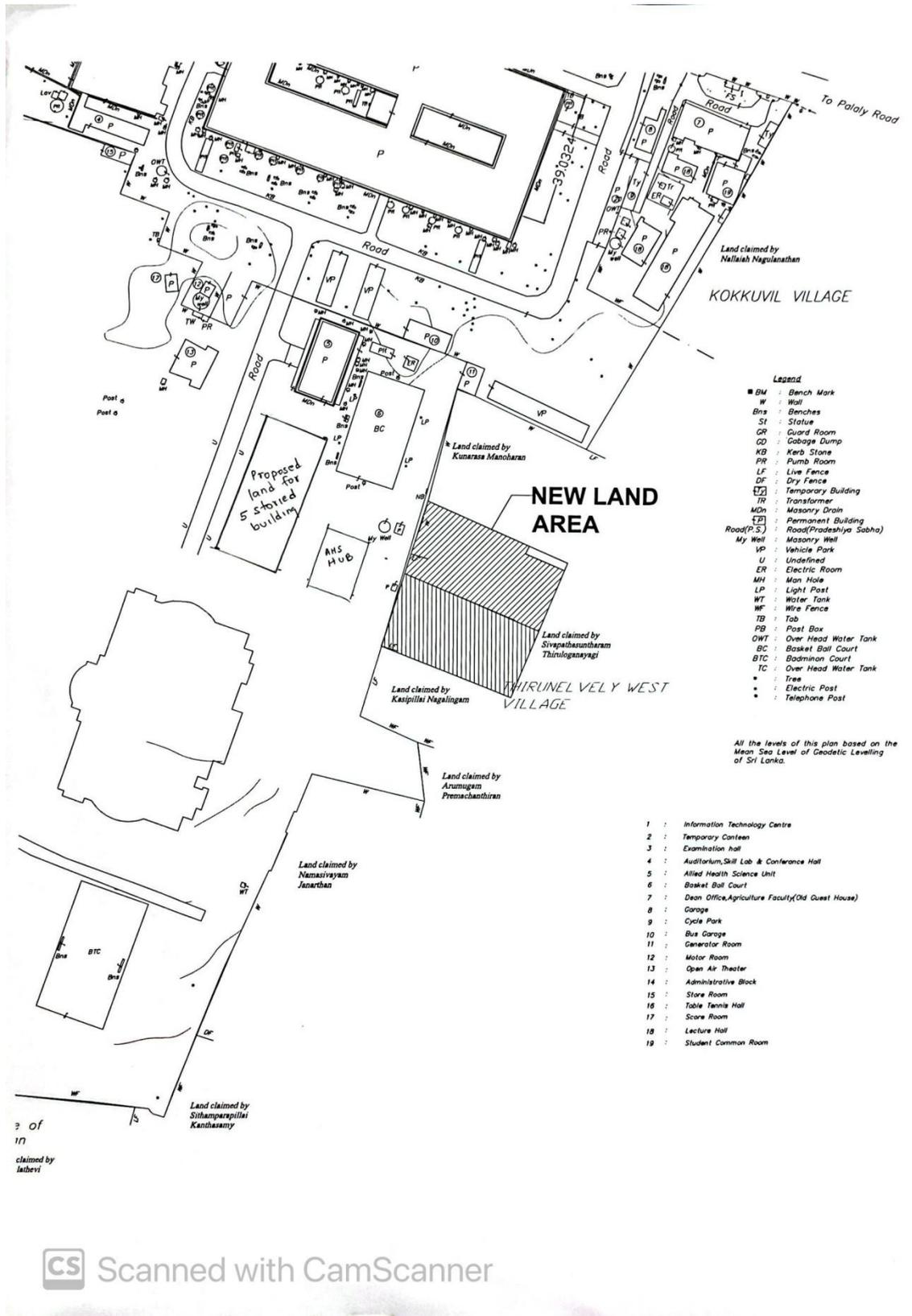


Figure – 3 Surveyor Plan



1.3 Space Requirement

1.3.1 Introduction:

This building consisting of five storied including academic and administrative facilities: five departments, auditorium, laboratories, lecture halls, and the essential services including the necessary drainage and sewerage systems need to be provided for the buildings.

The floor space allocated for various departments, laboratories and Lecture Halls are summarized below.

1.3.2 The Dimension of the building

The **State-of-the-Art Allied Health Sciences Faculty Building** is proposed as a **five-storey structure** with a **total floor area of 12,450 sq.m**, designed to fit within a site measuring **65 m × 34 m**.

Flooring

- All floors throughout the building shall be finished with **high-quality tiles**, (ensuring durability, easy maintenance, and an aesthetically pleasing appearance).

Ceiling and Ventilation

- All areas shall be equipped with ceiling fans to provide adequate air circulation and occupant comfort.

- **Main Entrance Door**

•The main entrance door of the building shall be designed as an automatic sliding door, providing ease of access for staff, students, and visitors, including those with mobility challenges, enhanced security and controlled entry, and a modern, welcoming appearance that aligns with the building's state-of-the-art design.

- **Doors (timber seasoning teak) (except the toilet and the aluminum partition room)**

- Doors shall be half-glass with wooden, light transmission, and aesthetics.

- **Doors (Toilet and aluminum partition area)**

Powder coated surface finish Aluminum door

Windows

- All windows shall be of Powder coated surface finish **Aluminum and glass construction**, providing natural light, ventilation, and a visually harmonious design with the overall building architecture

1.3.4- Ground floor (level 1)

- Visitors Room (Sq.m- 80) with AC
- IQAC (Sq.m -50) with AC
- Pantry (Sq.m- 50)
- Conference Hall (Sq.m- 120) with AC
- Lobby and Waiting Area (Sq.m -90)
- Entrance and Reception (Sq.m -66)
- Dean's Room (Sq.m -90) with AC
- Dean's office (Sq.m -102) with AC
- AR Room (Sq.m -24) with AC
- Printing Room (Sq.m - 18) with AC
- Confidential Room (Sq.m - 18)
- Board Room (Sq.m - 170) with AC
- Store Room (Sq.m- 12)
- Record Room (Sq.m- 12)
- Rest Room (Sq.m-9)
- Examination Hall (Sq.m – 350) with AC
- Washroom facilities
- Paking area ((Sq.m – 408)

1.3.5 - First floor (level 2)

- Lecture Hall 1 (Sq.m- 160) with AC
- Lecture Hall 2 (Sq.m- 170) with AC
- Store Room (Sq.m -15)
- Record Room (Sq.m -12)
- Office Room (Sq.m -15) with AC
- Tea Room (Sq.m -15)
- HOD Room (Sq.m -15) with AC
- Discussion Room+Musemu+AV aids lab (Sq.m -126) with AC
- Simulation Lab (Sq.m- 96) with AC
- Skill lab 2 (Sq.m -120) with AC
- Preparation Area (Sq.m- 120)
- Skill lab 1 (Sq.m -120) with AC
- Student Room (Sq.m -39)

- Cooking Demo Room (Sq.m- 81)
- Demonstrator Room (Sq.m-45)
- Tutorial Room 1 (Sq.m-70)
- Tutorial Room 2 (Sq.m-70)
- Research Lab (Sq.m-84)
- Staff Room 1-14 (Sq.m-168)
- Washroom Facilities

1.3.6 - Second floor (level 3)

- Store Room (Sq.m-20)
- Laboratory 1 (Sq.m-250) with AC
 - Technical Officers Room (Sq.m-12) with AC (Inside the industrial Laboratory)
 - Preparation Room (Sq.m-18) (Inside the industrial Laboratory)
 - Store Room (Sq.m-20) (Inside the industrial Laboratory)
- Student Room (Sq.m-39)
- Demonstrator Room (Sq.m-30)
- Lecture Hall I (Sq.m-168) with AC
- Lecture Hall II (sq.m-182) with AC
- Laboratory II (Sq.m-250) with AC
 - Technical Officers Room (Sq.m-9) with AC (Inside the industrial Laboratory)
 - Storeroom (Sq.m-18) (Inside the industrial Laboratory) (Inside the industrial Laboratory)
- Tutorial Room (Sq.m-60)
- Staff Room 1-15 (Sq.m-186) with AC
- Record Room (Sq.m15)
- Dept. Library (sq.m-12)
- Tea Room (Sq.m-15)
- HOD Room (Sq.m-20) with AC
- Office Room (Sq.m-30) with AC
- Dept. Lobby (Sq.m-18)
- Waiting Area (Sq.m-12)
- Research Lab (Sq.m-144) with AC
 - Technical Officer (Sq.m-9) AC (Inside the industrial Laboratory)
- Industrial Pharmacy Laboratory (Sq.m-60) with AC
 - Technical Officer (Sq.m-9) AC (Inside the industrial Laboratory)
- Washroom facilities

1.3.7 - Third floor (level 4)

- Staff Room 1-12 (Sq.m- 144) with AC
- Office (Sq.m- 30) with AC

- HOD (Sq.m -20) with AC
- Tea Room (Sq.m -15)
- Demonstrator Room (Sq.m- 12)
- Record Room (Sq.m-15)
- Tutorial Room (Sq.m-48)
- Advanced Lab (Sq.m-120) with AC
- MLS Lab-III(Sq.m-78) with AC
- MLS Lab IV (Sq.m-36) with AC
- MLS Lab V (Sq.m-24)
- MLS Lab II (Sq.m-280)
 - Technical Officers Room (Sq.m-16) with AC
 - Store (Sq.m6)
 - Bio safety Cabinet (Sq.m-12) with AC
 - Preparation Room (Sq.m-6)
 - Washing Room (Sq.m-6)
 - Equipment Room (Sq.m20) with AC
 - Students' Working Area (Sq.m-210) with AC
- Student's Room (Sq.m-39)
- Lecture Hall 1(Sq.m-168) with AC
- Lecture Hall 2(Sq.m-182) with AC
- MLS Lab I (Sq.m – 330)
 - Chemical Store (Sq.m-9) with AC
 - TO Room (sq.m-12) with AC
 - Preparation Room (Sq.m-12)
 - Washing Room (Sq.m-9)
 - Equipment Room (Sq.m-12) with AC
 - Students' Working Area (Sq.m – 270)
 - Entrance Area (Sq.m – 6)
- Washroom facilities

1.3.8 - Fourth floor (level 5)

- Lecture Hall (Sq.m-240) with AC
- Tutorial Room (Sq.m-100)
- Student Rom (Sq.m-39)
- Lab (Sq.m-280) with AC
 - Preparation Room (Sq.m-18) (Inside the industrial Laboratory)
 - TO Room (Sq.m-12) with AC (Inside the industrial Laboratory)
 - Chemical Store (20) with AC (Inside the industrial Laboratory)
- Auditorium (Sq.m-350) with AC
- IT Lab (Sq.m-144) with AC
- Physiotherapy Office &Staff Room (sq.m-102)
- Staff Room 1-10 (Sq.m-120) with AC
- Dept. Lobby (Sq.m-15)
- Waiting Area (Sq.m-20)
- Record Room (Sq.m-15)
- Office Room (Sq.m-15) with AC

- Head Room (Sq.m-35) with AC
- Dept Library (Sq.m24)
- Demonstrator Room (Sq.m12)
- Tea Room (Sq.m12)
- Washroom Facilities

1.3.9 Roof Top (roof slab with water proof and 3 feet guard wall around)

1.4.1 Design brief

- (a) The architectural planning and details should take long-term energy savings into consideration. Aspects that should need special attention are:
- (i) Sufficient lighting - to cut down on artificial lighting.
 - (ii) Providing shade - to cut down the use of artificial ventilators
 - (iii) All area tiled floor finishes, air-conditioning systems,

In this respect, some of the trees that do not interfere with the building layouts and may provide shade, greenery and also serve as dust collectors shall not be cut down. Additional shade trees may be planted as part of landscaping after construction.

(b) An overhead water tank of **10,000**Litter capacities shall be provided for the use of the whole complex including water sump of **20,000** Litter.

(c) 3-phase electrical supply shall be provided for all floors including fittings.

(d) Intercom with Internet facility to all staff rooms and other necessary locations.

(e) There shall be electrical outlets for audio-video visual equipment and provision for video conference in the Lecture halls and Auditorium.

(f) small type RO plant (500 L/ H) – All floors access for drinking water

(g) Drainage system,

(h) Generator (Auto) 125 KW

(i) The earth termination system should be designed to have a resistance to earth of less than 10 ohms, as per the IEC/BS EN 62305 standards. The minimum total length of earth electrodes required at each down conductor location is calculated based on the soil resistivity and lightning protection class

(j) The fire detection and alarm system may comprise of main fire alarm control panels, optical smoke/heat sensors, heat sensors, and optical smoke/heat sensor with integral sounder units, manual call points, electronic sounders, repeat panels, and interface units, each with its own short circuit built-in isolators. All loop cabling and any other components and accessories deemed necessary for a safe, reliable and satisfactory system will conform to the relevant and applicable requirements and approval of fire department, Sri Lanka

Architectural Design Brief

1.6.1 Visual impact

The building should project a modern, light, and welcoming character with a sophisticated yet inviting ambience that conveys a distinct “sense of place.” Its architectural expression should reflect the institution’s identity while creating an environment that inspires learning, creativity, and engagement.

The functional design must be of a high standard, supporting a diverse range of activities and uses. Spaces should be planned to facilitate effective learning, inspiration, and discovery.

The overall atmosphere should integrate aesthetic appeal with practical functionality, using natural light, materials, color, and spatial organization to promote comfort, focus, and a sense of belonging.

1.6.2 Organisation

The design must ensure clarity, coherence, and logical organisation of all departments, facilities, and services. Internal planning should promote intuitive navigation and wayfinding, reducing the need for excessive signage or guidance. Circulation routes must be clear, direct, and efficiently planned, supporting seamless student movement and easy access between various functional areas.

Provision must be made for comprehensive digital connectivity, including networking infrastructure and Wi-Fi access, throughout all learning, administrative, and social spaces. The building will be a five-storey structure and should therefore include a clear distinction between public zones (accessible to students and visitors) and restricted areas (for staff and specialized functions). It must be capable of accommodating large numbers of students daily, with adequate public circulation spaces, staircases, and toilet facilities designed to meet the anticipated levels of use and comply with safety and accessibility standards.

Special attention should be given to the movement and handling of large equipment, particularly in and around laboratory and service areas, ensuring sufficient spatial allowances in corridors, door widths, and turning radii.

A continuous pathway should be provided around the building to support circulation, accessibility, maintenance, and emergency egress, integrating smoothly with the surrounding landscape and site layout

1.6.3 Maintenance

The building will be used intensively throughout the year and for at least **10** hours per day. The building should be economical to run and all materials and finishes should be durable and easy to keep clean and maintain. The exterior should stand weathering effectively and should be of material that allows adequate cooling of the interior spaces and vistas. It should stand the test of time.

1.6.4 Access for the disabled

The design, equipping and organization of the building must enable users with special needs to make optimum use of the all areas/faculties. All public areas should have access for disabled, suitable toilets and placement of equipment.

1.6.5 Ventilation, lighting and acoustics

Natural light needs to be introduced into the building with minimum loss of useable space. The lighting scheme must be appropriate for the different areas and provide for reading, viewing, computer use and listening in areas designated for these uses. Consideration should be given to external lighting and to the visual impact of the lit building during the hours of darkness.

The buildings to be built in such a manner so that they allow natural air flow to the maximum so as to reduce the energy wasted in the use of fans, and air-conditioners which could be an option when necessary but not a must if adequate natural air flow cools the interior of the building.

Careful consideration should be given to acoustics throughout the building to minimize noise transference and the need for staff intervention to maintain an environment conducive to study. The design should aid noise management; for example “hot” space (for gathering, networking, interaction) should be separate from “cool” space (for reflection, private study and concentration). Through routes should be carefully designed to avoid disruption of quiet areas such as libraries and study rooms.

1.6.6 Landscaping and aesthetics

Eco friendly structure with minimal removal of existing flora and fauna and an environment that is conducive to the promotion of their growth so that “urban wild life” is preserved.

Garden spaces should be adequately spaced and located around the structure adding not only an aesthetic appeal but also necessary shade and ventilation to the occupants.

1.6.7 Parking, transport and service facilities (Sq.m – 408)

Parking provisions shall be located on the ground floor and designed to serve staff, students, and visitors. The layout should be planned in an **unobtrusive and efficient manner**, ensuring convenient access while minimizing visual and spatial impact on the overall site design. Adequate circulation space, entry/exit points, and signage should be provided to ensure safety and smooth movement of vehicles

1.6.8. Common student and staff facilities

The new building shall be designed to provide modern study and learning facilities that cater to an increasing number of students through efficient space utilization, integrated digital networks, and flexible learning environments. The design should incorporate a variety of personal and group study spaces equipped with appropriate technological resources to support collaborative and independent learning.

In addition, the building should provide high-quality staff facilities that enable effective and efficient performance of academic and administrative functions. The working environment should be modern, comfortable, and aesthetically pleasing, fostering productivity and well-being during long hours of both individual and team-based work.

1.6.9. Reception

The building shall include a spacious, well-organized lobby area incorporating reception and security stations. This space should be designed to comfortably accommodate up to 30 persons at a time, allowing for smooth movement and gathering without congestion.

From the outside, the entrance must present a clear, welcoming, and visually appealing appearance, creating a strong sense of arrival for visitors while offering pleasant views both into and out of the building. The internal entrance area should balance aesthetic impact with practical functionality, ensuring efficient circulation and easy orientation.

Upon entering the building, visitors must immediately see a clearly identifiable reception point where assistance is readily available.

1.6.10 lobby and waiting area:

The lobby and waiting area should be designed to comfortably accommodate visitors and students, providing a welcoming first impression of the building. This space shall be visually and functionally distinct from the reception area, separated by a glass partition wall that maintains openness and transparency while defining boundaries between the two zones.

Seating arrangements should be provided to ensure comfort for waiting visitors and students. The design must emphasize aesthetic appeal, with attention to lighting, color, materials, and furniture selection to create a pleasant, modern, and inviting atmosphere that complements the overall architectural character of the building.

1.6.11 Lecture halls and tutorial rooms:

To support a variety of teaching and learning activities for both large and small groups, the building should include lecture halls (1st, 2nd, 3rd floor lecturer halls accommodate 100 students and 4th floor lecturer hall accommodates 250 students) and tutorial rooms (30 to 50 students, 4th floor tutorial room accommodates 70 students) planned as integral components of the academic zone.

Each lecture hall should be provided with adequate foyer or reception spaces to accommodate students entering or leaving, minimizing congestion and ensuring smooth circulation. People flow must be carefully considered to avoid crossing routes and to maintain efficient access and egress.

Acoustic performance is a key requirement. Measures must be taken to prevent noise transfer to adjacent areas and to eliminate echo or reverberation within the hall.

Lecture halls should be centrally located within the building to provide convenient access to all departments and student groups. However, their placement should also ensure that noise and movement from large gatherings do not disrupt the functioning of nearby academic or administrative areas.

Entry and exit points should be designed to allow controlled access and unobstructed movement, particularly for events requiring managed admission.

Each lecture hall should be equipped to function as a modern smart classroom, including:

- Provisions for whiteboards and interactive digital displays,
- Necessary power, data port (stage, side wall and roof), and audio-visual connections, and
- Flexible arrangements for integrating multimedia teaching tools.

For large lecture halls, **tiered seating** arrangements should be provided to ensure clear visibility for all attendees. The lectern or stage area must accommodate both individual lecturers and group presentations, with sufficient space for teaching aids and demonstration materials.

1.6.13 IT Lab (Fourth Floor)

The IT Laboratory shall be designed to accommodate 75 students, each provided with an individual workstation equipped with separate plug points for a computer and monitor. The layout must ensure that all students have access to reliable Wi-Fi connectivity and appropriate network infrastructure to support high-speed internet and data transfer.

The IT lab should provide adequate space for circulation, allowing staff and students to move freely between workstations without causing disturbance to others. The workstation arrangement should promote both individual focus and collaborative learning opportunities where required.

A raised platform or demonstration stage should be incorporated for the lecturer or instructor, equipped with presentation and projection facilities, enabling effective demonstrations, lectures, and interactive teaching sessions.

Environmental considerations such as ventilation, lighting, and noise control should be carefully planned to ensure a comfortable and efficient learning environment.

1.6.14 Student areas for study, group work and leisure at Roof top

Group study areas and silent areas for individual reflective work must be allocated for students.

Some informal seating should be provided; in study areas it should be arranged so that it does not encourage conversation. Separate areas for group work should be placed appropriately within and outside the building. Plug points and Wi-Fi access should be provided.

1.6.17 Examination Hall (Ground Floor)

The Examination Hall, located on the ground floor, shall be designed to accommodate 300 students at a time under comfortable and controlled conditions. The layout should allow for organized seating arrangements with sufficient spacing between desks to ensure comfort, visibility, and compliance with examination regulations.

A supervisor's table shall be provided at a suitably elevated or clearly visible location to enable effective invigilation and monitoring of the entire hall.

For ease of access and efficient circulation, the hall must have at least two entry/exit doors, designed to facilitate smooth movement of students while ensuring safety and emergency egress.

The space must be well-ventilated, supported by natural and/or mechanical ventilation systems, and equipped with adequate lighting to ensure optimal examination conditions. Reliable Wi-Fi connectivity should be available to support digital examination processes or administrative requirements

Exam hall doors should be designed timber seasoning teak with traditional elegance.

1.6.18 Administrative Office

The Administrative Office should be strategically located to ensure easy accessibility for both internal staff and external visitors. The design and structure should convey a sense of dignity, professionalism, and institutional stature, reflecting the importance of the administrative functions carried out within.

The office must provide adequate workspace for administrative personnel, accommodating a total of 10 staff members within an open-plan area partitioned into distinct workstations to support collaboration and supervision while maintaining privacy and efficiency.

Each workstation should include space for a computer, printer, filing cupboards, and steel storage units.

1.6.19. Dean's Room

The Dean's Office should be designed to accommodate both administrative and academic functions with an emphasis on comfort, privacy, and functionality. The space should include:

- A conference area capable of seating 10–20 persons,
- A private work area for the Dean, and
- A waiting area for up to 10 visitors.

The design should reflect authority and professionalism, incorporating high-quality finishes, appropriate lighting, and ergonomic furniture. Provision should also be made for modern communication and conferencing technology to support meetings and virtual collaborations

1.6.20 AR Room

A designated and well-appointed Assistant Registrar's Room (AR Room) should be provided adjacent to the administrative office. This space will serve as the office for the Secretary to the Dean and should include adequate facilities for office equipment and document handling.

1.6.21 Faculty Board Room

The Board Room should be designed to host important faculty meetings with a seating capacity of 100. Seating should be arranged in a semi-circular layout, providing clear sightlines to the central conference area and allowing effective interaction among participants. Adequate spacing between rows must be provided to ensure comfort and ease of movement.

The room should be equipped with modern conference facilities, including:

- Projectors and screens for presentations,
- Microphones and speakers for clear sound distribution, and
- Wi-Fi connectivity for digital collaboration and online access.

The design must include at least two exits positioned to allow safe egress without disturbing ongoing proceedings. The room should be soundproofed to maintain confidentiality and minimize external noise interference.

Additionally, the board room should include:

- At least one attached toilet,
- Adequate ventilation, including natural and/or mechanical systems, and
- Optimal lighting to support meetings, presentations, and note-taking.

The overall design should balance functionality, comfort, and professional aesthetics, reflecting the significance of the board room as a key decision-making space.

1.6.22 Pantry Room (ground floor) & Tea Room (other floors)

The room to prepare refreshments for the meetings with space for sinks, worktops, and Pantry cupboards with durable aluminum fittings for storage of crockery, utensils, and supplies.

1.6.20 Record room and store room

A Record Room should be provided for the secure storage of official documents, files, and records. The design should ensure adequate space for shelving and filing cabinets to accommodate current and future records,

1.6.21 Staff Room

Several **staff room** shall be provided on **each floor** of the building to support faculty and administrative personnel. Each staff room shall be separated from adjacent staff rooms by aluminum partitions, cover it fully. Wi-Fi connectivity to support digital work and communication. Adequate ventilation and Proper lighting, both natural and artificial, suitable for reading, writing, and computer work.

Data port-2
 Plug -3
 Ceiling fan-1

1.6.22 Auditorium

The Auditorium shall be designed to accommodate 500 attendees, providing a comfortable and functional environment for lectures, presentations, and events. Key design features include:

- Tiered seating arrangements to ensure clear visibility of the stage for all participants,
- Adequate lighting for the audience and stage areas, including provisions for both natural and artificial lighting,
- Soundproofing and echo-free acoustics to ensure clear audio quality,
- Wi-Fi connectivity for digital presentations and audience engagement,
- Projection facilities, including projector and screen, integrated with audio-visual systems,
- A central stage designed for presenters and performers, with two separate rooms near the stage for changing or preparation,
- Toilet facilities accessible from the auditorium,
- Four exit points on either side of the auditorium for safe and efficient egress.

The auditorium should combine functionality, comfort, and aesthetics, supporting both formal and informal events while maintaining safety and accessibility standards

Description of Laboratory

First floor

| Room Name | Plug Points | Network Points | Doors | Door Type | Additional Features |
|------------------|-------------|----------------|-------|--|--|
| Skill Lab 1 | 12 | 4 | 1 | 6 ft (W)× 8 ft(H) full tempered glass sliding door | — |
| | | | 1 | Standard wooden door | |
| Skill Lab 2 | 12 | 4 | 1 | 6 ft (W)× 8 ft(H) full tempered glass sliding door | — |
| Preparation area | 10 | 0 | 1 | Standard wooden door | 28'' wide 12m long cement working area (cement slap) with 3 standard sinks |
| Simulation Lab | 10 | 4 | 2 | Standard wooden doors | — |
| Discussion Room | 18 | 10 | 3 | Standard wooden doors | 5m full wall glass wall cupboard with aluminum frame (in |

Section V -Employer's Requirements

| | | | | | |
|----------------------------|---|---|---|-----------------------|---|
| | | | | | either sides). Total 10m |
| Cooking Demonstration Room | 8 | 4 | 2 | Standard wooden doors | 15 m teakwood pantry cupboard with 15 m lower shelves and 9 m upper shelves. Should include 3 sinks |
| Students Room | — | 4 | 2 | Standard wooden doors | — |

Second floor

Laboratory Facilities and Features

- Equipped with electrical plugs and data ports in picture.
- Ceiling fans (KDK brand or equivalent) need to install every 3 m interval
- Exhaust fans need to install every 3 m interval.
- LED lighting (plips or equivalent) needs to install.
- Lab I and II: Provisions for whiteboards
 - Necessary power, data, and audio-visual connections, and
 - Flexible arrangements for integrating multimedia teaching tools.
- Includes an emergency **eye wash and safety shower**.
- Installed **fire detection and alarm system** for safety compliance.
- **Entry and exit points** are designed to ensure controlled access and unobstructed movement, especially during events requiring regulated admission.
- **Doors** are constructed with half glass and half stainless steel for durability and visibility.
- **Glass windows** provide natural light and external visibility.
- **Workbench, side tables and cupboard** are coated with chemical-resistant white phenolic resin and epoxy steel to ensure durability and safety during laboratory operations.

PHARMACY LABORATORY – I (Annexure PLA I)

- It consists of stage, storeroom, technical officer room and preparation room.
- Technical officer room and preparation room will partition with temporary.
- Store should separate with cement walls.
- Accommodate 80-90 students
- Adequate Exhaust fan - (When AC is on the exhaust fan able to shut automatically)

| Item | Specifications |
|----------------|---|
| work bench | <ul style="list-style-type: none"> • Dimensions: 6 m (L) × 1.3 m (W) × 1.2 m (H); total of 7–8 tables. • Capacity: Each table accommodates 10 students. • Sink and Tap: Each table includes 2 sinks positioned at the center of each side, equipped with 3-way taps. Utilities: • Water vacuum system integrated into the table. • 10 units of 13 Amp electrical plugs are provided per table. • Spacing: 1.85 m space maintained between worktables for safe and convenient movement. |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 17 m (L) × 0.6 m (W) × 0.8 m (H) • Features: • Equipped with 4 sinks with 3 way tap for washing and laboratory use. • Electrical fittings: • 3 units of 15 Amp plugs • 6 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |

| | |
|----------------------------|---|
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 17 m x 0.6 m x 0.8 m (L x W x H) • Electrical fittings: <ul style="list-style-type: none"> • 07 Nos units of 13 Amp plug • 02 Nos units of 15 Amp Plug • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Fume hood with Exhaust fan | <ul style="list-style-type: none"> • 3 Nos • Each fume hood with 2 nos of 13 Amp plugs and one sink with 3-way tap. |
| Storeroom | <ul style="list-style-type: none"> • Cement shelf with whole wall side, 0.8 m width, 5 shelves • Exhaust fans |
| Preparation room | <ul style="list-style-type: none"> • Dimension: - 3 m x 0.6 m x 0.8 m(L x W x H), 1 Nos • Equipped with 1sink • Electrical fittings: <ul style="list-style-type: none"> • 3 units of 13 Amp Plug • 1 unit of 15 Amp plug • workbench: Dimension: - 3 m x 1.0 m x 1.0 m (L x W x H) 1 Nos • Exhaust fan -01 Nos |
| TO room | <ul style="list-style-type: none"> • Ceiling fan, 3 plug, 2 data port |
| Stage | <ul style="list-style-type: none"> • 3m x 2.2 m (L x W) • 13 Amp plug • Data ports • Ceiling fan/wall fan |

PHARMACY LABORATORY – II (Annexure PLA II)

- It consists of stage, storeroom, and technical officer.
- Technical officer room will partition with temporary.
- Store should separate with cement walls.
- Accommodate 80-90 students
- Exhaust fan - Adequate Nos

| Item | Specifications |
|----------------|---|
| Workbench | <ul style="list-style-type: none"> • Dimensions: 6 m (L) × 1.3 m (W) × 1.2 m (H); total of 8/9 tables. • Capacity: Each table accommodates 10 students. • Sink and Tap: Each table includes 2 sinks positioned at the center of each side, equipped with 3-way taps. • Utilities: <ul style="list-style-type: none"> • 10 units of 13 Amp electrical plugs are provided per table. • Spacing: 1.85 m space maintained between worktables for safe and convenient movement. |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 17 m (L) × 0.6 m (W) × 0.8 m (H) • Features: <ul style="list-style-type: none"> • Equipped with 4 sinks with 3 ways tap for washing and laboratory use. • Electrical fittings: |

| | |
|----------------|--|
| | <ul style="list-style-type: none"> • 3 units of 15 Amp plugs • 6 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 17 m x 0.6 m x 0.8 m (L x W x H) • Electrical fittings: • 07 Nos units of 13 Amp plug • 02 Nos units of 15 Amp Plug • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| TO room | Ceiling fan, 3 plug, 2 data port |
| Stage | <ul style="list-style-type: none"> • 3m x 2.2 m (L x W) • 13 Amp plug • Data ports • Ceiling fan/wall fan |

INDUSTRIAL PHARMACY LABORATORY (Annexure PLA III)

- It consists of technical officer with temporary partitions.

| Items | Specifications |
|----------------|--|
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 7 m (L) × 0.8 m (W) × 0.8 m (H) • Features: • Used to keep heavy instruments about 150 kg Instrument • Electrical fittings: • 5 units of 15 Amp plugs • 5 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 6 m (L) × 0.8 m (W) × 0.8 m (H) • Features: • Equipped with 3 sinks with 3 ways tap for washing and laboratory use • Used to keep heavy instruments about 150 kg Instrument • Electrical fittings: • 5 units of 15 Amp plugs • 3 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 10 m (L) × 0.8 m (W) × 0.8 m (H) • Features: • Used to keep heavy instruments about 150 kg Instrument • Electrical fittings: • 5 units of 15 Amp plugs • 3 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |

| | |
|----------------------------|--|
| Workbench | <ul style="list-style-type: none"> • Dimensions: 2 m (L) × 1. m (W) × 1 m (H); total of 03 tables. • Features: • Used to keep heavy instruments about 150 kg Instrument • Utilities: • 05 units of 13 Amp electrical plugs are provided per table. • 02 units of 15 Amp electrical plugs are provided per table. |
| Fume Hood with Exhaust fan | <ul style="list-style-type: none"> • Nos • Each fume hood with 2 nos of 13 Amp plugs and one sink with 3-way tap. |
| TO room | <ul style="list-style-type: none"> • Ceiling fan, 3 plug, 2 data port |

RESEARCH LABORATORY (Annexure PLA IV)

- It consists of dry and wet areas, separated by temporary partitions.
- It consists of technical officer room with temporary partitions.

| Item | Specifications |
|---|--|
| DRY AREA - Used for sophisticated laboratory instruments | |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 11 m (L) × 0.6 m (W) × 0.8 m (H) • Electrical fittings: • 5 units of 15 Amp plugs • 5 units of 13 Amp plugs <p>Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage.</p> |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 8 m (L) × 0.6 m (W) × 0.8 m (H) • Electrical fittings: • 5 units of 15 Amp plugs • 5 units of 13 Amp plugs <p>Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage.</p> |
| Workbench | <ul style="list-style-type: none"> • Dimensions: 2.5 m (L) × 0.8 m (W) × 1.0 m (H); total of 3 tables. • Utilities: • 08 units of 13 Amp electrical plugs are provided per table. • Dimension: 1 m (L) × 0.2 m (W) × 0.5 m (H); 2 shelves on the center of table for both sides. • Table should have 04 number of movable cupboard with 2 shelves for both sides. • Spacing: 1.5 m space maintained between worktables for safe and convenient movement. |
| | Exhaust fans |
| Biosafety cabinet | |
| WET AREA - Research students' preparation | |

Section V -Employer's Requirements

| | |
|----------------|--|
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 8 m (L) × 0.6 m (W) × 0.8 m (H) • Equipped with 3 sinks with 3 ways tap for washing and laboratory use. • Electrical fittings: <ul style="list-style-type: none"> • 5 units of 15 Amp plugs • 5 units of 13 Amp plugs <p>Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage.</p> |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 6 m (L) × 0.6 m (W) × 0.8 m (H) • Equipped with 2 sinks with 3 ways tap for washing and laboratory use. • Electrical fittings: <ul style="list-style-type: none"> • 5 units of 15 Amp plugs • 5 units of 13 Amp plugs <p>Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage.</p> |
| Workbench | <ul style="list-style-type: none"> • Dimensions: 2.5 m (L) × 0.8 m (W) × 1 m (H); total of 04 tables. • Features: <ul style="list-style-type: none"> • Capacity: Each table accommodates 10 students. • Table with 10 number of cupboards for each side • Utilities: <ul style="list-style-type: none"> • 10 units of 13 Amp electrical plugs are provided per table. <p>* In between worktable distance 1.5 m</p> |
| | Exhaust fans |

Third floor

Laboratory Facilities and Features

- Equipped with electrical plugs and data ports as mentioned in the diagram.
- Ceiling fans (KDK brand or equivalent) need to install every 3 m interval
- LED lighting (plips or equivalent) needs to install.
- MLS Lab I and II: Provisions for whiteboards
 - Necessary power, data, and audio-visual connections, and
 - Flexible arrangements for integrating multimedia teaching tools.
- Includes an emergency **eye wash and safety shower**.
- Installed **fire detection and alarm system** for safety compliance.
- **Entry and exit points** are designed to ensure controlled access and unobstructed movement, especially during events requiring regulated admission.
- **Doors** are constructed with half glass and half stainless steel for durability and visibility. Door Lock should be appropriate for laboratory safety with high durability.
- **Glass windows** provide natural light and external visibility.
- Exhaust fan - for each 3 meters. (When AC is on the exhaust fan able to shut automatically)

MLS Laboratory I

- It consists of student working area with stage, equipment room, chemical store, technical officer room and preparation room.
- Technical officer room and preparation room will partition with temporary.
- Store should room separate with cement walls.
- Accommodate 70-80 students
- Exhaust fan - for each 3 meters 16 Nos (When AC is on the exhaust fan able to shut automatically)

| MLS laboratory I (33M x 10M) = 330 Sq.M | |
|--|--|
| Item | Specifications |
| Student working area | <ul style="list-style-type: none"> • 27 M x 10M = 270 Sq.m • 8 units of Exhaust fans need to install every 3 m interval. |
| Stage | <ul style="list-style-type: none"> • 6.5m x 2.2 m (L x W) • 3 Numbers of 13 Amp plug • 2 Data ports • Ceiling fan/wall fan |
| work bench | <ul style="list-style-type: none"> • Dimensions: 6.5 m (L) × 1.2 m (W) × 1.2 m (H); total of 9 benches. coated with phenolic resin, white colour, chemical resistant material on top • Capacity: Each table accommodates 8 students. • Sink and Tap: Each table includes 2 sinks positioned at the center of each side, equipped with 3-way taps. Utilities: • Water vacuum system integrated into the table. • 8 units of 13 Amp electrical plugs are provided per table. |

Section V -Employer's Requirements

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|--|---|
| | <ul style="list-style-type: none"> • Spacing: 1.3 m space maintained between worktables for safe and convenient movement. |
| Side workbench 1 | <ul style="list-style-type: none"> • Dimensions: 25 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench • Electrical fittings: <ul style="list-style-type: none"> • 3 units of 15 Amp plugs • 7 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Side workbench 2 | <ul style="list-style-type: none"> • Dimensions: 23 m x 0.6 m x 1.2 m (L x W x H) with Granite Top bench • Electrical fittings: <ul style="list-style-type: none"> • 07 Nos units of 13 Amp plug • 03 Nos units of 15 Amp Plug • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Pantry cupboard | <ul style="list-style-type: none"> • 0.3M DeepX 0.6M High, 20M width with glass door. |
| Emergency shower & eye wash unit | <ul style="list-style-type: none"> • 2 Units. For laboratory emergency showers, the basic specifications are defined possibly by the ANSI/ISEA Z358.1-2014 standard, which covers performance, installation, and maintenance. These requirements ensure the equipment is immediately accessible and effective for flushing hazardous materials from a person's body. |
| Technical officer room 3Mx4M=12sq.m | <ul style="list-style-type: none"> • wall is full partition with semi glass wall • Ceiling fan, • 3 units of 13 Amp Plug • 2 data port |
| Equipment room 3Mx4M=12sq.m | <ul style="list-style-type: none"> • Dimensions: 4 m x 0.6 m x 1.2 m (L x W x H) bench • wall is full partition with semi glass wall • Electrical fittings: <ul style="list-style-type: none"> • 08 Nos units of 13 Amp plug • 04 Nos units of 15 Amp Plug |
| Storeroom 3Mx3M=9sq.m | <ul style="list-style-type: none"> • All walls should be cemented • 2 Wall fixed cupboard 0.6M DeepX 2.5M Height, 3M width with glass door. coated with white colour, chemical resistant material • Shelves 4-5 in each cupboard with vertical partitions. • Exhaust fans |
| Preparation room | <ul style="list-style-type: none"> • Dimension: - 2.2 m x 0.6 m x 1.2 m(L x W x H), 1 Nos bench • Equipped with 2 sink (Ceramic) • Electrical fittings: <ul style="list-style-type: none"> • 3 units of 13 Amp Plug • 1 unit of 15 Amp plug • 1 unit of Exhaust fan • Fume hood |
| washing room | <ul style="list-style-type: none"> • Dimension: 3 m x 0.6 m x 1.2 m(L x W x H), 1 Nos bench • Equipped with 2 sink (Ceramic) • 1 unit of Exhaust fan |
| Note. | * preparation room & washing rooms are divided by 1.5 M wall |

| MLS laboratory II (33M x 10M) = 330 Sq.M | |
|---|---|
| Item | Specifications |
| Student working area | <ul style="list-style-type: none"> • 21 M x 10M = 210 Sq.m • 6 units of Exhaust fans need to install every 3 m interval. |
| Stage | <ul style="list-style-type: none"> • 5m x 2.2 m (L x W) • 3 Numbers of 13 Amp plug • 2 Data ports • Ceiling fan/wall fan |
| work bench | <ul style="list-style-type: none"> • Dimensions: 6.5 m (L) × 1 m (W) × 1.2 m (H); total of 8 benches. • coated with phenolic resin, white colour, chemical resistant material on top • Capacity: Each table accommodates 10 students. • 10 units of 13 Amp electrical plugs are provided per bench. • Spacing: 1.3 m space maintained between worktables for safe and convenient movement. |
| Side workbench 1 | <ul style="list-style-type: none"> • Dimensions: 18 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench • Sink and Tap: bench includes 2 sinks equipped with 3-way taps. Utilities: • Water vacuum system integrated into the table. • Electrical fittings: * plug points on wall. • 2 units of 15 Amp plugs • 4 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Side workbench 2 | <ul style="list-style-type: none"> • Dimensions: 18 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench • Electrical fittings: * plug points on wall. • 02 Nos units of 13 Amp plug • 04 Nos units of 15 Amp Plug • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Pantry cupboard | <ul style="list-style-type: none"> • 0.3M DeepX 0.6M High, 15M width with glass door. |
| Emergency shower & eye wash unit | <ul style="list-style-type: none"> • 2 Units. For laboratory emergency showers, the basic specifications are defined by the ANSI/ISEA Z358.1-2014 standard, which covers performance, installation, and maintenance. These requirements ensure the equipment is immediately accessible and effective for flushing hazardous materials from a person's body. |
| Technical officer room 4Mx4M=16sq.m | <ul style="list-style-type: none"> • wall is full partition with semi glass wall • Ceiling fan, • 3 units of 13 Amp Plug • 2 data port |
| Equipment room 5Mx4M=20sq.m | <ul style="list-style-type: none"> • 5M X 0.6Mx1.2M bench & 3.4M X 0.6M X 1.2M bench • wall is full partition with semi glass wall • Electrical fittings: • 06 Nos units of 13 Amp plug • 03 Nos units of 15 Amp Plug • 2 data port |
| Storeroom 2Mx3M=6sq.m | <ul style="list-style-type: none"> • All walls should be cemented |

| | |
|---------------------------------|--|
| | <ul style="list-style-type: none"> • 1 Wall fixed cupboard 0.6M DeepX 2.5M Height, 3M width with glass door. coated with white colour, chemical resistant material • Shelves 4-5 in cupboard with vertical partitions. • Exhaust fans |
| Preparation room 2Mx3M=6sq.m | <ul style="list-style-type: none"> • Dimension: - 2 m x 0.6 m x 1.2 m(L x W x H), 1 Nos bench • Equipped with 2 sink (Ceramic) • Electrical fittings: • 3 units of 13 Amp Plug • 1 unit of 15 Amp plug • 1 unit of Exhaust fan • Bio safety cabinet with exhaust system |
| washing room 2Mx3M=6sq.m | <ul style="list-style-type: none"> • Dimension: 2 m x 0.6 m x 1.2 m(L x W x H), 1 Nos bench • Equipped with 2sinks (Ceramic) • 4 units of 13 Amp Plug • 2 unit of 15 Amp plug • 1 unit of Exhaust fan |
| Note. | * preparation room & washing room are divided on cement full wall |

| MLS laboratory III (13M x 6M) = 78 Sq.M | |
|--|---|
| Item | Specifications |
| Room 1 | <ul style="list-style-type: none"> • 3 M x 6 M = 18 Sq.m |
| Side workbench 1 | <ul style="list-style-type: none"> • Dimensions: 3 m (L) × 0.6 m (W) × 1.2 m (H) coated with phenolic resin, white colour, chemical resitant material on top bench. bench includes 1 sink equipped with 3-way taps Electrical fittings: * plug points on wall. • 1 unit of 15 Amp plugs • 2 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Room 2 | <ul style="list-style-type: none"> • 10 M x 6 M = 60 Sq.m |
| work bench | <ul style="list-style-type: none"> • Dimensions: 3 m (L) × 1 m (W) × 1.2 m (H); total of 3 benches. • coated with phenolic resin, white colour, chemical resistant material on top • Capacity: Each table accommodates 6 students. • 6 units of 13 Amp electrical plugs are provided per bench. • Spacing: 1.3 m space maintained between worktables for safe and convenient movement. |
| Side workbench 1 | <ul style="list-style-type: none"> • Dimensions: 9.4 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench Electrical fittings: * plug points on wall. • 04 Nos units of 13 Amp plug • 02 Nos unit of 15 Amp Plug • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Side workbench 2 | <ul style="list-style-type: none"> • Dimensions: 6 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench includes 2 sinks equipped with 3-way taps |

Section V -Employer's Requirements

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|----------------------------------|--|
| | <ul style="list-style-type: none"> • Electrical fittings: * plug points on wall. • 02 Nos units of 13 Amp plug |
| Side workbench 3 | <ul style="list-style-type: none"> • Dimensions: 7 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench • Electrical fittings: * plug points on wall. • 02 Nos units of 13 Amp plug • 01 Nos unit of 15 Amp Plug • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |
| Pantry cupboard | <ul style="list-style-type: none"> • 0.3M DeepX 0.6M High, 7 M width with glass door. |
| Emergency shower & eye wash unit | <ul style="list-style-type: none"> • 1 Units. For laboratory emergency showers, the basic specifications are defined by the ANSI/ISEA Z358.1-2014 standard, which covers performance, installation, and maintenance. These requirements ensure the equipment is immediately accessible and effective for flushing hazardous materials from a person's body. |

| Advanced lab (20M x 6M) = 120 Sq.M | |
|---|---|
| Item | Specifications |
| Working area 1 Partitions | <ul style="list-style-type: none"> • (A: 4MX2M= 8Sq.M), (B: 2MX2M= 4Sq.M), (C: 2MX2M= 4Sq.M), (D: 4MX2M= 8Sq.M) all are with partition. • 10 (A=7, B=5,C=6,D=6) Nos units of 13 Amp plug • A=5 Nos unit of 15 Amp Plug . * B and C with Bio safety cabinet with exhaust system |
| Working area | <ul style="list-style-type: none"> • 13M x 6M = 78 Sq.M |
| Laboratory work bench | <ul style="list-style-type: none"> • Dimensions: 4 m (L) × 1.2 m (W) × 1.2 m (H) coated with phenolic resin, white colour, chemical resistant material on top bench total of 4 benches |
| Side workbench | <ul style="list-style-type: none"> • Dimensions: 13 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench includes 2 sink equipped with 3-way taps • Electrical fittings: * plug points on wall. • 04 Nos units of 13 Amp plug • 01 Nos unit of 15 Amp Plug . |
| Emergency shower & eye wash unit | <ul style="list-style-type: none"> • 1 Units. For laboratory emergency showers, the basic specifications are defined by the ANSI/ISEA Z358.1-2014 standard, which covers performance, installation, and maintenance. These requirements ensure the equipment is immediately accessible and effective for flushing hazardous materials from a person's body. |
| Glass Room 3M X 6M = 18Sq.M. | <ul style="list-style-type: none"> • Advanced lab and Glass rooms are divider on fully Glass Wall partition • Side bench Dimensions: 6 m (L) × 0.6 m (W) × 1.2 m (H) with Granite Top bench includes 1 sinks equipped with 3-way taps • Electrical fittings: * plug points on wall. • 08 Nos units of 13 Amp plug • 06 Nos unit of 15 Amp Plug . • Bio safety cabinet with exhaust system |

| MLS laboratory IV (4M x 6M) = 24 Sq.M | |
|--|--|
| Item | Specifications |
| Side workbench 1 | <ul style="list-style-type: none"> • Dimensions: 5.4 m x 0.6 m x 1.2 m(L x W x H), coated with phenolic resin, white colour, chemical resistant material on top bench total of 5 benches. • 5 Nos units of 13 Amp plug • 3 data port |
| Side workbench 1 | <ul style="list-style-type: none"> • Dimensions: 6 m x 0.6 m x 1.2 m(L x W x H), coated with phenolic resin, white colour, chemical resistant material on top bench total of 5 benches. • 5 Nos units of 13 Amp plug • 3 data port |
| MLS laboratory V (6M x 6M) = 36 Sq.M | |
| Item | Specifications |
| Working bench | <ul style="list-style-type: none"> • Dimensions: 5.4 m x 0.6 m x 1.2 m(L x W x H), coated with phenolic resin, white colour, chemical resistant material on top bench total of 5 benches. • 04 Nos units of 13 Amp plug • 2 data port |
| Emergency shower & eye wash unit | <ul style="list-style-type: none"> • 1 Units. For laboratory emergency showers, the basic specifications are defined by the ANSI/ISEA Z358.1-2014 standard, which covers performance, installation, and maintenance. These requirements ensure the equipment is immediately accessible and effective for flushing hazardous materials from a person's body. |
| | <ul style="list-style-type: none"> • Bio safety cabinet with exhaust system |

Fourth floor

HBS LABORATORY

Laboratory Facilities and Features

- Equipped with electrical plugs and data ports in picture.
- Ceiling fans (KDK brand or equivalent) need to install
- Exhaust fans need to install every 3 m interval.
- LED lighting (plips or equivalent) needs to install.
- Lab I and II: Provisions for whiteboards
 - Necessary power, data, and audio-visual connections, and
 - Flexible arrangements for integrating multimedia teaching tools.
- Includes an emergency **eye wash and safety shower**.
- Installed **fire detection and alarm system** for safety compliance.
- **Entry and exit points** are designed to ensure controlled access and unobstructed movement, especially during events requiring regulated admission.
- **Doors** are constructed with half glass and half stainless steel for durability and visibility.
- **Glass windows** provide natural light and external visibility.
- **Workbench, side tables and cupboard** are coated with chemical-resistant white phenolic resin and epoxy steel to ensure durability and safety during laboratory operations.
- It consists of stage, storeroom, technical officer room and preparation room.
- Technical officer room and preparation room will partition with temporary.
- Store should separate with cement walls.
- Accommodate 80-90 students
- Exhaust fan - 16 Nos

| Item | Description |
|------------|--|
| Work bench | <ul style="list-style-type: none"> • Dimensions: 6 m (L) × 1.3 m (W) × 1.2 m (H); total of 9–10 tables. • Capacity: Each table accommodates 10 students. • Sink and Tap: Each table includes 2 sinks positioned at the center of each side, equipped with 3-way taps. Utilities: <ul style="list-style-type: none"> • Water vacuum system integrated into the table. • 10 units of 13 Amp electrical plugs are provided per table. • Spacing: 1.85 m space maintained between worktables for safe and convenient movement. |
| side bench | <ul style="list-style-type: none"> • Dimensions: 21 m (L) × 0.6 m (W) × 0.8 m (H) • Features: <ul style="list-style-type: none"> • Equipped with 4 sinks with 3 way tap for washing and laboratory use. • Electrical fittings: <ul style="list-style-type: none"> • 3 units of 15 Amp plugs • 6 units of 13 Amp plugs • Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage. |

| | |
|----------------------------|---|
| side bench | <ul style="list-style-type: none"> • Dimensions: 17 m x 0.6 m x 0.8 m (L x W x H) • Electrical fittings: • 07 Nos units of 13 Amp plug • 02 Nos units of 15 Amp Plug <p>Storage: Built-in cupboards under bench with 2 shelves for equipment and material storage.</p> <p>Size:- 21 m×0.6 m×0.8 m (L × W × H) coated with Phenolic resin white colour chemical resistant material epoxy steel with 4 sink,15 Amp plug - 04 nos , 13 Amp plug- 4 Nos and cupboard with 2 shelves</p> |
| Exhaust fan | 16 Nos |
| Fume hood with Exhaust fan | <ul style="list-style-type: none"> • 3 Nos <p>Each fume hood with 2 nos of 13 Amp plugs and one sink with 3-way tap.</p> |
| Storeroom | <ul style="list-style-type: none"> • Cement shelf with whole wall side, 0.8 m width, 5 shelves <p>Exhaust fans</p> |
| Preparation room | <ul style="list-style-type: none"> • Dimension: - 3 m x 0.6 m x 0.8 m(L x W x H), 1 Nos • Equipped with 1 sink • Electrical fittings: • 3 units of 13 Amp Plug • 1 unit of 15 Amp plug • workbench: Dimension: - 3 m x 1.0 m x 1.0 m (L x W x H) 1 Nos <p>Exhaust fan -01 Nos</p> |
| TO room | Ceiling fan, 3 plug, 2 data port |
| Stage | <ul style="list-style-type: none"> • 3m x 2.2 m (L x W) • 13 Amp plug • Data ports • Ceiling fan/wall fan |

1.7 Engineering Design Brief

1.7.1 Structure

The structure should be designed in accordance with British Standard codes of Practices (loading, material, wind, foundation design, structural design calculations etc.) and if the bidder proposes to use any other standard he should submit relevant details with the bid. The structure most probably would be a reinforced cement concrete framed structure and if the bidder proposes to use any other arrangement relevant details should be submitted with the bid.

It should have adequate stability for wind, fire, exposure conditions etc. and the design life cycle should be more than 50 years in accordance with relevant standards.

The site is almost plain terrain.

1.7.2 Foundation

The Contractor should conduct soil investigation test accordance with his requirements and load bearing calculations for foundation design, on his cost.

1.7.3 Services

i. Electrical power

Electrical power installation shall be carried out in accordance with the IEE Wiring Regulations and the Ceylon Electricity Board (CEB) requirements to ensure full compliance with safety standards.

The Contractor shall supply and install all necessary service cables, including suitable ABC cables, from the existing electric post to the existing transformer and from the transformer up to the building.”

ii. Water supply

Water sump and overhead water tanks with adequate capacity should be provided and the Contractor should connect the sump to proper water source (Tube well) after yield confirmation to the complex with automatic switching system.

iii. Sewer and waste water disposal

The building should be provided with adequate sewer and waste water disposal systems in order to uninterrupted smooth functioning. The water table at the site is comparatively high and accordingly the system is to be designed considering the low absorption of the ground. The bidder should construct a central waste water disposal system and the collection tanks to be constructed very close to the sit and a separate treatment plant should be constructed near the collection tanks.

iv. Fire fighting

All the fire fighting facilities should be provided including water sump with required capacity, hose reels, and portable carbon dioxide & water apparatus all as per the regulations of Fire Service Department of local authorities.

v. Networking and intercom telephone

Buried pipe lines inside the walls and slabs should be provided for installations of networking and intercom.

vi. Lightning protection

All the precautions should be taken and systems should be installed for lightning protection of the building according to standards.

vii. Stair case

Adequate stair case with stainless steel hand rail and lift should be provided for vertical transport of people around 300 and material. A small-sized lift should be provided for transporting chemical materials (including fire exit)

1.7.4 Standards of Work and Material

The Employer requires all the construction work to be done according to and all construction material to be confirmed to following standards.

| Work | Publication Number |
|---|--|
| Building Works (Vol. I) | SCA/4 3 rd Edition revised July 2004 |
| Building Works (Vol. II) | SCA/4/II 3 rd Edition revised July 2004 |
| Water Supply, Sewerage and Storm Water Drainage Works | SCA/3/2 2 nd Edition revised April 2002 |
| Electrical & Mechanical Works | SCA/8 |

If the standards for proposed design by the bidder are different from above he should obtain the approval from the Engineer prior to implementation.

The Employer suggests following standards for material to be used and if the standards for material proposed by the Contractor are different from above the he should prove that proposed standards are equal or superior to suggested standards and should obtain the Engineer's approval before use.

All the wash basins should be vanity counter type fixed on granite slabs.

| Material | Standard | Suggested Brands |
|----------------------|--|--|
| Cement | Portland Cement confirming to S.L.S.107:1995 | Ordinary Portland Cement confirming to SLS 107-1995 Mitsui, Nippon, or its successor, Toykyo super (SLS 107) |
| Reinforcing steel | Grade $f_y = 500 \text{ N/mm}^2$ – Deformed high yield steel bar reinforcement conforming to BS 4449:1997 Grade $f_y = 250 \text{ N/mm}^2$ – Plain round steel bar reinforcement conforming to BS 4449:1997 | Lanwa or equivalent |
| Ready mixed concrete | BS.1919, BS 8110 and BS 5328: 1981 | |
| Bricks | SLS 39/1978 | |
| Cement blocks | SLS:855 | AMTARD or equivalent properties |

| Material | Standard | Suggested Brands |
|-------------------------------------|---|--|
| Piling work | The piling works shall conform to the principles laid down in the Institution of Civil Engineers, London, "Specifications for Piling and Embedded Retaining walls, 1996" and the British Standard Code of Practice for Foundations No. 8004, 1986 or CIDA / DEV/16(1997). | |
| Door wooden | | Timber seasoning teak timber only use |
| Aluminum Door & window | | Powder coated surface finish, coating thilness of 60 to 80 mocrons (Alimnium Glazed "C" group) |
| Door Closers/ Floor Hinges | | Heavy duty (British make) Union, Yale, Dorma or equivalent |
| Door locks/Stainless Steel hinges | | Union, Yale, Dorma (British make) or equivalent |
| Silicone Sealant | Uv Resistant Tropicalized Silicone Sealant | |
| All Aluminum sections | Fully treated extruded aluminum alloy sections in accordance with BS codes 1470, 1471, 1473, 1474, and suitable for the purpose employed. | |
| Aluminum Windows, Doors and Screens | Shall comply with the requirements of B.S. 4873 | |
| Aluminum profiles | shall be polyester powder coated, to a minimum thickness of 60- 80 microns | |
| Structural steel | Should be of Gr. 43, conform to BS 4360, BS 4, BS 639, BS 3692 or BS 3693 and BS 4320:1968 | |
| Toilet Fittings | | American Standard or equivalent |
| Toilet accessories | | Grohe, Hansgrohe, Kola or equivalent |
| Floor tiles | Homogeneous Heavy Duty type | Rocell or equivalent |
| Wall tiles | Glazed Ceramic Homogeneous Heavy Duty | Rocell , Lanka Tiles , Royal ceramic, or equivalent, |

| Material | Standard | Suggested Brands |
|--|--|---|
| Tile motor | | Swisstek or equivalent, |
| Water Pumps | | Manufactured or marketed by "Jinasena" Company or equivalent. |
| Gate Valves/ Stopcocks | | Grohe, Hansgrohe, Kola, Brass PEGLERSEnglish (U.K.) or equivalent |
| All PVC. Water Supply pipes and fittings | PVC I.S.O. Type 1000 | S-Lon or Anton or National or equivalent |
| All Waste Water pipes and fittings | PVC. I.S.O. Type 600 | S-Lon or Anton or National or equivalent |
| All sewerage pipes and fittings | PVC I.S.O. Type 600 | S-Lon or Anton or National or equivalent |
| Water proofing | The contractor shall jointly with the manufacturer/ supplier of the specialist, water proofing materials furnish a warranty to the employer valid for a period of 10 years after handing over of the works, against dampness and/ or defective workmanship. The warranty shall provide not only the materials necessary to remedy a problem but also the labour and equipment to apply the material. | should be done by an approved reputed specialist Company |
| The Electrical Installation | Shall be for 400V, 3 P&N, 50Hz, AC supply. Allaccessories used in the installation, shall be suitable for the appropriate working voltage. The execution of the work in every respect shall be confirmed to the latest edition of IEE Wiring Regulations. (17 th Edition) All wiring carried out for lighting and socket outlets using Cu/PVC/PVC wires manufactured according to BS 6004 shall be drawn inside the conduits, PVC or G.I. as the case may be, irrespective of whether they are laid on a cable tray or inside the wall or concrete slab. | |

| Material | Standard | Suggested Brands |
|--|---|--|
| Sunk Switches, 10 A | B.S. 3676 | Clipsal, Orange or equivalent |
| 13A Switched Socket Outlets, Plugs &Adaptors | B.S. 1363 | Clipsal, Orange or equivalent |
| 5A and 15A Switched Socket Outlets | B.S. 546 | Clipsal, Orange or equivalent |
| R.C.C.B. / R.C.D | B.S. 4293, IEC 1008, BS EN 61008 | Terasaki, F&G, Moller or equivalent |
| M.C.B. | IEC 898 or BS EN 60898or IEC 947 – 2 or B.S. 3871: Part 1 | Terasaki, F&G, Moller or equivalent |
| Consumer Unit | B.S. 5486 Part 1 & Part13, I.E.C. 439-1 or BS EN 60439 – 3, IEC 695-2-1 | |
| M.C.C.B. | I.E.C. 947-2: 1989 BS. EN 60947-2 : 1992 | Terasaki, F&G, Moller or equivalent |
| Cu/PVC/SWA/PVC Cables | B.S. 6346 | Kelani OR ACL |
| Cu/PVC/PVC Cables | B.S. 6004 : 1995 & SLS, 733: 1995 | Kelani OR ACL |
| Cu/XLPE/SWA/PVC Cables | B.S. 5467 | Kelani OR ACL |
| Cu/XLPE/PVCCables | B.S. 5467 | Kelani OR ACL |
| Fluorescent Ballasts with Screw Type Terminals | I.E.C 920, 921 & 922, BSEN 60928 | Philips or equivalent |
| Fluorescent Lamps Colour: Cool White (4000 K) | I.E.C. 81, B.S. 1853 | Philips or equivalent |
| Compact Fluorescent Lamps | | Philips or Orange or equivalent |
| Lighting Fixtures | EN 60598, BS 4533 | Prevelectron or equivalent |
| Lighting | | Philips or Orange or equivalent (LED light 4 star rated) (Philips) |
| Steel Enclosures (Epoxy Powder coated finish) | I.E.C. 529 for degree of protection, BSEN 60529 | |
| Ceiling and wall Fan | | K.D.K or national japanees origin or equivalent |

| Material | Standard | Suggested Brands |
|-----------------|--|---|
| Exhaust Fans | BS 5060, I.E.C. 879 : 1987) | K.D.K or national japanees origin or equivalent |
| PVC Conduits | BS 4607 & BS 6099 | Slon or equivalent |
| G.I. Conduits | BS 4568 Part I | |
| Lifts | The design, manufacture, and installation of the elevators and their accessories shall comply completely with BS 5655 parts 1, 3, 5, to 11, BS 302/1/4 and BS 7255, 6, 7, 8, 9, 10, 11,or later and with all other relevant BS codes of practice for electric passenger and service elevators. | Mitsubishi OR OTIS |
| Paints | | CIC or equivalent |

1.8 Objectives of the Assignment

Following objectives are established for the assignment, based on the Employer's requirements. Bidders are highly advised to analyze the objectives and comment their views with required alterations in order to fulfill the Employer's requirements with the bid. The ultimate product at the end of Contract should be in accordance with the objectives set forth accordingly.

- i. To develop schematic designs for proposed building (with alternatives);
Bidders are advised to submit draft schematic designs (with alternatives) with their bids
- ii. To do the detailed design for the selected schematic design by the Employer submitted with the bid. This will be done after the awarding the Contract;
- iii. To establish technical specifications in accordance with the Employer's requirements and any alterations proposed with bid by the and agreed by the Employer;
- iv. To construct the building in accordance with Employer's requirements and specifications established; and
- v. To carry out any inspections needed, during the Defect Liability Period and take necessary actions rectify.

1.9 Scope of the Work

1.9.1 Feasibility phase

A project brief is available providing the detailed space requirement and the Contractor is expected to review the document along with the "design guidance" herein and advise the Employer of modifications or concerns, if any. The Contractor in this instant should consult the Planning and Capital Works Division of the University for further clarification, if required.

The Contractor shall study the conditions laid down by the UDA, consult UDA, and other relevant local authorities for other details and assist in fulfilling all statutory requirement for the design and construction.

The tasks to be undertaken shall include two following but not limited to them and shall be done while preparation of bid and while implementation if awarded.

- i. Analyze Project Brief; and
- ii. Study statutory requirements and if necessary consult with UDA, Local Authorities, Environmental Authority and any other Authority having jurisdiction on construction projects

1.9.2 Schematic design phase

Initially the Contractor is expected to carry out a study/ survey to assess the eco-friendly environments, landscape and aesthetic requirements, site conditions and any other investigations such as soil analysis etc.

Thereafter, the Contractor is expected to prepare a layout plan with details of all proposed items and develop a conceptual plan and a perspective drawing incorporating the main features, such as the building, and any other services.

The specific tasks undertaken shall include the following but not limited to them and shall be done while preparation of bid and while implementation if awarded.

- i. Analyze Employer's requirements including time scale and financial limits assess these and advice on how to proceed;
- ii. Investigate Site conditions and constraints;
- iii. Consult with Local Authorities and Statutory Bodies and obtain outline Planning Consent;
- iv. Establish design criteria and concepts and develop the schematic design based on the approved outline proposal, estimate approximate construction cost and obtain Employer's approval;
- v. Prepare schematic drawings including landscaping and obtain Employer's approval;
- vi. Analyze the requirement of services such as water, electricity, etc.;
- vii. Space planning; and
- viii. Partition and furniture locations

1.9.3 Design development phase

This stage of the work shall include the preparation of design development documents and landscape design. The specific tasks under the design development phase shall include the following, but not limited to them and shall be done after the award of Contract.

- i. Establish design criteria;
- ii. Site investigations and surveys;
- iii. Preparation of design development documents consisting of a set of plans, sections, elevations to a scale acceptable for the Local Authority and get the approval;
- iv. Decide on the type of construction, quality of materials and standards of workmanship;

- v. Assist the Employer to negotiate where required applications for approval under building acts, regulations, drainage or other statutory requirement;
- vi. Obtain Employer's approval for type of construction, finishing material to be used, type of contract to be used, types of sub-contracts to be used for structural, mechanical, electrical systems to be used in the project; and
- vii. Prepare a landscape design for the immediate environment with minimum disturbance.

1.9.4 Construction phase

The scope of work to be undertaken in this part of work shall be the total responsibility for construction, supervision, management and administration. The Contractor shall engage full time staff on site supervision for the entire project by providing Project Engineer/Architect, Technical officers and any other expertise whenever necessary.

The tasks shall include the following but not limited to them.

- i. Prepare working Drawings;
- ii. Prepare construction program;
- iii. Supervise the works and monitor progress of work;
- iv. Arrange to test all the systems installed and arrange to hand over test reports, and any other document needed as per conditions;
- v. Undertake construction management, construction administration, programming, planning and monitoring;
- vi. Attend progress review meetings conducted by the Employer;
- vii. Submit monthly operational summary;
- viii. Implement safety measures; and
- ix. Quality Control and testing.

1.9.5 Maintenance phase

The Contractor should do following tasks during the Defect Liability period.

- i. Prepare a maintenance manual of services and plans with the help of sub-contractors involved;
- ii. Advice regarding service agreements on equipment and services;
- iii. Advice regarding maintenance programmes for the Building and Built-Environment;
- iv. Arrange the specialist contractors to train the Employer's staff to operate the systems and plants;
- v. Prepare and submit "As-Built" drawings, any changes done during construction to the plants; sections and elevations should be incorporated in "As-Built" drawings and submitted to the Employer;
- vi. Hand over warranties and guarantees to the Employer; and
- vii. Correct any defects identified by the Engineer during the Defect Liability Period.

1.10 Institutional Arrangements

All works to be done for and on behalf of the University of Jaffna. Therefore, the contractor should carry out all work in each stage with very close coordination of the Planning and Capital Works Division of the University.

Coordination with other relevant authorities is also essential. To ensure such close coordination and monitoring it is suggested to hold weekly or fortnightly meetings at the University. The Contractor should attend these meetings with the relevant professionals.

Section -VII (a)

FORM OF BID

FORM OF BID

NAME OF CONTRACT: Design, Construction and Commissioning of State-of-the-Art-Building for the Faculty of Allied Health Sciences , University of Jaffna.

Contract No: YA/CWP/AHS/2025/01

To: Vice Chancellor,
University of Jaffna
Thirunelvely, Jaffna.

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 Proposals 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 22nd October 2026 and it shall remain bidding 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, specification, 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:

Section -VIII (a)
SCHEDULES
Related to General Information

| Schedule A 1 - Preliminary Information | | | |
|---|---|---|---|
| <i>(enclose this schedule in the envelope marked, “ Envelope 1 – general Information”)</i> | | | |
| <p>(i) <i>If pre qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application</i></p> <p>(ii) <i>For joint ventures, each joint venture partner shall furnish information separately</i></p> | | | |
| ITB Clause reference | Description | Information (to be filled by the Bidder) | Remarks |
| 3.1 | CIDA Registration | | Provide certified copies and label them as attachment to Clause3.1 |
| | Registration Number | | |
| | Grade | | |
| | Spatiality | | |
| | Expiry Date | | |
| 3.2 | NCCASL membership | | Provide certified copies and label them as attachment to Clause3.2 |
| | Number | | |
| | Expiry Date | | |
| 4.1 (a) | Legal Status | | |
| | If a Joint Venture, names and addresses of Joint venture partners | 1. 2. 3. | Provide certified copy of the Joint Venture Agreement. |
| | If a Joint Venture, names of the Lead Partner | | |
| | For joint ventures, each joint venture partner shall furnish Legal Status separately. | | |
| | Name (Lead Partner) | | Provide certified copies and label them as attachment to Clause 4.1 (a) |
| | Legal status | | |
| | Place of registration | | |
| | Principal place of business | | |

| | | | |
|--|---|---|---|
| | Written power of attorney of the signatory to the Bid | Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a) | |
| | VAT Registration Number | | Provide certified copies and label them as attachment to Clause 4.1 (a) |
| | Name (Partner 2) | | |
| | Legal status | | |
| | Place of registration | | |
| | Principal place of business | | |
| | Written power of attorney of the signatory to the Bid | Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a) | |
| | Name (Partner 3) | | |
| | Legal status | | |
| | Place of registration | | |
| | Principal place of business | | |
| | Written power of attorney of the signatory to the Bid | Provide certified copy of the power of attorney attested by a Notary and label them as attachment to Clause 4.1 (a) | |

| Schedule A 2 – Annual Turn over Information | | |
|---|-------------------|--|
| (Construction only – any five years during Last eight years) | | |
| <i>(enclose this schedule in envelope marked “ Envelope 1 – General Information”)</i> | | |
| <p>(i) <i>If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.</i></p> <p>(ii) <i>For joint ventures, each joint venture partner shall furnish information separately.</i></p> | | |
| Year | Turn –over | Remarks |
| 1 | | Attach audited reports and label them as attachments to Clause 4.1 (a) (i) |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| | | |

| Schedule A 3 – Adequacy of Working Capital (enclose this schedule in envelope marked “Envelope 1 –General Information) If pre qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application | | |
|---|--------|--|
| Source of credit line | Amount | Remarks |
| | | Provide documentary evidence and label them as attachment to Clause 4.1 (a) (ii) |
| | | |
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| | | |
| Total | | |

Schedule A 5– Design experience in last ten years

(enclose this schedule in envelope marked, “Envelope 1 – General Information)

- (i) If pre-qualification is done the bidders are required to include information subsequent to that submitted with the pre-qualification application.*
- (ii) For joint ventures, each joint venture partner shall furnish information separately.*
- (iii) List similar works first.*

| Year | Employer | Description of Works | Amount* | Contractor’s Responsibility (%) |
|-------------|-----------------|-----------------------------|----------------|--|
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| | | Total | | |

Non-collusion Affidavit

(Relevant Reference to the Procurement Guidelines - 1.5)

The undersigned bidder or agent, hereby solemnly, sincerely, and truly declares and affirms/makes an oath and states as follows;

- a) That he/she has not, nor has any other member, representative, or agent of the firm, company, corporation, or partnership representing him/her, entered into any combination, collusion, or similar agreement with any person in connection with the price to be bid;
- b) That he/she or anyone representing him/her has not taken any step whatsoever to prevent any person from bidding, nor to induce anyone to refrain from bidding; and
- c) That this bid is made without reference to any other bid and without any agreement, understanding, or combination with any other person in reference to this bid.

He/she further states that no person, firm, or corporation has received or will receive, directly or indirectly, any rebate, fee, gift, commission, or thing of value in connection with the submission of this bid.

The bidder accepts full responsibility for ensuring the absence of collusion and hereby pledges to abide by fair and ethical competition practices throughout the procurement process and fully comply with the applicable Procurement Guidelines.

I hereby affirm, under the penalties for perjury, that all statements made by me in this affidavit are true and correct.

.....
Signature of the Declarant

The foregoing Affidavit having been duly read over and explained by me to the Affirmant above named and he/she having understood the contents therein and admitted to be correct, affirmed and set his/her signature hereto before me on this day of ... at ...

BEFORE ME,

.....
JUSTICE OF THE PEACE/COMMISSIONER OF OATHS

Check List for Bidders

Bidders are advised to fill the following table:

| ITEM | ITB Clause | YES (tick) | REFERENCE |
|---|---------------|---------------|-----------|
| Form of Bid | | | |
| Addressed to the Employer ? | 18 | | |
| Completed? | 18 | | |
| Signed? | 18 | | |
| Bid Security Declaration Form (if required) | | | |
| Properly filled and signed | 16 | | |
| Bid Security (if required) | | | |
| Addressed to the Employer ? | 16 | | |
| Format as required? | 16 | | |
| Issuing Agency as specified? | 16 | | |
| Amount as requesting? | 16 | | |
| Validity 28 days beyond the validity of Bid? | 16 | | |
| Qualification Information | | | |
| All relevant information completed? | 4 | | |
| Signed? | 4 | | |
| Addendum | | | |
| Contents of the addendum (if any) taken in to account? | 10 | | |
| BID package | | | |
| All the documents given in ITB Clause 12 enclosed in the original and copy? | 12 | | |
| ITB Clause 19 followed before sealing the Bid Package? | 19 | | |

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Section -VII (b)

FORM OF DESIGN&TECHNICAL PROPOSAL

FORM OF DESIGN/TECHNICAL PROPOSAL

NAME OF CONTRACT: Design, Construction and Commissioning of State - of - the - Art Building (Five Storied Building) for the Faculty of Allied Health Sciences, University of Jaffna

Contract No: **YA/CWP/AHS/2025/01**

To: Vice Chancellor,
University of Jaffna,
Thirunelvely, Jaffna.

We have examined the conditions of contract, Employer’s Requirements, Schedule and Addenda Nos.-.....for the execution of 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 enclosed proposal. We are hereby submitted 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:

Section -VIII (b)

**SCHEDULES - Related to Design and Technical
Proposal**

Schedule B1 – Comments and Suggestions on Employer’s Requirements

(enclose this schedule in envelope marked “Envelope 2 – Design and Technical Proposal”)

Sheet 1 of

Bidders may include observations made on Employer’s Requirements and any suggestions for consideration. (Use additional pages if necessary).

Schedule B2 – Contractor’s Proposal

(enclose in envelope marked “Envelope 2 – Design and Technical Proposal”)

Sheet 1 of

This schedule should be complete considering all the requirements given in the Employer’s Requirements, including design criteria, specifications and technical data. (use additional pages if necessary)

| Schedule B4 – Curriculum Vitae of Key Staff | | | | |
|--|--|----------------------------|---|---------------|
| <i>(enclose Curriculum Vitae in envelope marked, “Envelope 2 – Design and Technical Proposal”)</i> | | | | |
| Proposed Position: | | | | |
| Name of Staff: | | | | |
| Profession: | | | | |
| Date of Birth: | | | | |
| Membership in Professional Societies: | Society/ Institution | Membership Category | Date Obtained | |
| | | | | |
| | | | | |
| | | | | |
| Detailed Tasks Assigned: | | | | |
| Key Qualifications: | <i>Give an outline of staff member’s experience most pertinent to tasks or assignment. Describe degree of responsibility held by staff member on relevant previous assignment and give dates and locations. Use about half a page.</i> | | | |
| Education: | Institute | Qualification | Date Obtained | |
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| Employment Record: | Organization | Position Held | Responsibilities and Tasks Performed | Period |
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| Certification: | I, the undersigned, certified that to the best of my knowledge and belief, the information is correct. | | | |
| Signature of staff member: Date: | | | | |

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Section -VII (c)

FORM OF PRICE PROPOSAL

FORM OF PRICE PROPOSALS

NAME OF CONTRACT: Design, Construction and Commissioning of State – of - the – Art – Building (Five Storied Building) for the Faculty of Allied Health Science , University of Jaffna

Contract No: YA/CWP/AHS/2025/01.

To: Vice Chancellor,
University of Jaffna,
Thirunelvely, Jaffna.

We have examined the Conditions of Contract, Employer’s Requirements, Schedules and Addenda Nos.or 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 Rupees (Rs.....) 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 Schedule 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 Adjudicator, as set out in Bidding Data.

We agree to abide by this bill until 22nd October 2026, and it shall remain binding upon us and may be accepted at any time before that date.

We confirm that, we (include 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 therefore, 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:

Section -VIII(c)

SCHEDULES - Related to Price Proposal

Schedule C1 - Price Schedule

(enclose all price schedule in envelope marked, "Envelope 3 – Financial Proposal")

Activity 1 : Preliminaries

| Item No: | Sub-activity description | Amount (Rs.) |
|-----------------|--|---------------------|
| 1.1 | Allow lump sum for providing Bid Security | |
| 1.2 | Allow lump sum for providing Performance Guarantee | |
| 1.3 | For providing Advance payment Guarantee | |
| 1.4 | Allow lump sum for mobilization in Site | |
| 1.5 | Allow lump sum for insurance of works, plant & machinery, material, third party and workmen. | |
| 1.6 | Allow lump sum for providing electricity for construction including connection from the LECO mains and supply throughout the contract period. | |
| 1.7 | Allow lump sum for providing water for drinking and construction including connection from the NWS&DB mains and supply throughout the contract period. | |
| 1.8 | Provide lump sum to construct furnish, maintain & removal at end of contract temporary building for protection & storage of materials & plant and for workshops. | |
| 1.9 | Provide lump sum to construct furnish, maintain & removal at end of contract Engineer's office. | |
| 1.10 | Provide lump sum to construct furnish, maintain & removal at end of contract Contractor's office. | |
| 1.11 | Key personnel – site resident staff over the contract period | |
| 1.12 | Supplying specimens and samples of materials used and carried out tests etc | |
| 1.13 | Allow for providing safety, Health and sanitary facilities for Contractor's staff. | |
| 1.14 | Provide lump sum for safety fences, necessary warning notice, adequate night lighting, night watchers etc., | |
| 1.15 | Provide lump sum for providing security and safeguarding the works, material and plant against damage, vandalism and trespass | |

| Item No: | Sub-activity description | Amount (Rs.) |
|--|---|---------------------|
| 1.16 | Provide lump sum for demobilization, removal of all rubbish & debris and clean up site on completion, leveling all in good order and handing over | |
| 1.17 | Allow lump sum for providing “As Built” drawings and Operating and Maintenance manual as specified. | |
| | Any other Sub-activity (Bidder to include) | |
| 1.A1 | | |
| 1.A2 | | |
| 1.A3 | | |
| 1.A4 | | |
| 1.A5 | | |
| 1.A6 | | |
| 1.A7 | | |
| 1.A8 | | |
| 1.A9 | | |
| 1.A10 | | |
| Total for Activity 1 carried to summary | | |

| Schedule C 1 - Price Schedule | | |
|---|--|---------------------|
| <i>(enclose all price schedule in envelope marked, "Envelope 3 – Financial Proposal")</i> | | |
| Activity 2 : Design | | |
| Item No: | Sub-activity description | Amount (Rs.) |
| 2.1 | Surveying the site | |
| 2.2 | Sit investigations and testing | |
| 2.3 | Schematic designs | |
| 2.4 | Design of the building | |
| 2.5 | Quality control, planning, monitoring, testing and remedial measures | |
| | Any other Sub-activity (Bidder to include) | |
| 2.A1 | | |
| 2.A2 | | |
| 2.A3 | | |
| 2.A4 | | |
| 2.A5 | | |
| Total for Activity 2 carried to summary | | |

| Schedule C 1 - Price Schedule | | |
|---|---|---------------------|
| <i>(enclose all price schedule in envelope marked, "Envelope 3 – Financial Proposal")</i> | | |
| Activity 3 : Construction | | |
| Item No: | Sub-activity description | Amount (Rs.) |
| 3.1 | Excavation and earth work | |
| 3.2 | Foundation and substructure | |
| 3.3 | Concrete work | |
| 3.4 | Waterproofing | |
| 3.5 | Masonry work | |
| 3.6 | Roof work | |
| 3.7 | Timber work and carpentry work | |
| 3.8 | Aluminum and metal work | |
| 3.9 | Floor, wall, ceiling finishes and handrail work | |
| 3.10 | Painting and decoration | |
| 3.11 | Electrical installation | |
| 3.12 | Intercom and network installations | |
| 3.13 | Internal plumbing and sanitary installations | |
| 3.14 | Lifts, air-conditioning and firefighting installations | |
| 3.15 | External plumbing and water supply | |
| 3.16 | External rain water, waste water and sewerage disposal system | |
| 3.17 | Lightning protection | |
| 3.18 | Landscaping | |

| | | |
|--|--|--|
| Any other Sub-activity (Bidder to include) from the employers requirements. | | |
| 3.A1 | | |
| 3.A2 | | |
| 3.A3 | | |
| 3.A4 | | |
| 3.A5 | | |
| Total for Activity 3 carried to summary | | |

| Item No: | Description | Unit | Rate (Rs.) | Amount (Rs.) |
|-----------------|--|----------------|-------------------|---------------------|
| D.1 | Laborer - un skilled | hours | | |
| D.2 | Laborer- skilled | hours | | |
| D.3 | Bar bender | hours | | |
| D.4 | Mason | hours | | |
| D.5 | Carpenter/Joiner | hours | | |
| D.6 | Plumber/Pipe fitter | hours | | |
| D.7 | Plasterer/Tile fixer | hours | | |
| D.8 | Painter | hours | | |
| D.9 | Plant Operator | hours | | |
| D.10 | Electrician | hours | | |
| D.11 | Aluminium fabricator | hours | | |
| D.12 | Tor steel | kg | | |
| D.13 | Mild steel | kg | | |
| D.14 | Cement (50 kg)-Brand | Bag | | |
| D.15 | Weather shield paint - CIC or equivalent | liter | | |
| D.16 | Emulsion Paint - CIC or equivalent | liter | | |
| D.17 | Enamel paint - CIC or equivalent | liter | | |
| D.18 | Brick (1000 nr) | Item | | |
| D.19 | Ply wood 12mm thick 4'x8' | Nos. | | |
| D.20 | Ply wood 16mm thick 4'x8' | Nos. | | |
| D.21 | River sand | m ³ | | |
| D.22 | 20mm aggregate | m ³ | | |

| | | | | |
|------|--|-------|--|--|
| D.23 | Air compressor (125 cubic feet) any type of drive, including fuel, water, all consumable stocks, spares, hoses and jack hammers. | hours | | |
| D.24 | Concrete mixer, closed drum with hopper any type of drive, fuel and all consumable stocks and spares, capacity 08/7. | hours | | |
| D.25 | Motor lorry, including fuel, all consumable stocks and spares, capacity 3 ton tipper. | hours | | |
| D.26 | Welding machine including all consumable stocks and spares single operator 400 amps. | hours | | |
| D.27 | Backhoe Loader (capacity.....) including-do- | hours | | |
| D.28 | Jack hammer (capacity.....) - including -do | hours | | |

Schedule C3 - Percentage of the Overheads and profits for Plant, Materials or services to be Purchased by the Contractor (if any) under Provisional Sums, in accordance with sub-clause 13.4 of Conditions of Contract

(enclose this schedule in envelope marked, "Envelope 3 – Financial Proposal")

| Item Number (1) | Amount of Provisional Sum <i>(to be filled by the Employer)</i> (2) | Percentage <i>(to be filled by the Bidder)</i> (3) | Amount of Overhead and Profit <i>(to be filled by the Bidder)</i> (4) = (2)*(3)/100 |
|---|---|--|---|
| P.1 | 10,000,000.00 | | |
| Total for Day works carried to summary | | | |

Schedule C4 – Price Schedule

(enclose all price schedules in envelope marked, “Envelope 3 – Financial Proposal”)

Sheet of.....

Summary

| Activity No: | Activity description | Amount |
|--------------|---|--------|
| 1 | Preliminaries | |
| 2 | Design | |
| 3 | Construction | |
| | <i>Any other activity (bidder to include)</i> | |
| | | |
| | | |
| 4 | External Works | |
| | External Electricity Supply | |
| | Sewerage Treatment Plant System | |
| | Supply & Installation of RO Plant | |
| | Supply & Installation of Generator | |
| | Sub Total | |
| | Discount | |
| | Add Day Work Schedule | |
| | Add overhead and profit for Provisional Sums | |
| | Amount carried to Form of Bid | |
| | Add VAT 18% | |
| | Total | |

Note : Relevant prepared Priced BOQ should be attached

