## MINISTRY OF FINANCE, ECONOMIC STABILIZATION AND NATIONAL POLICIES

**EMPLOYEES’ TRUST FUND BOARD**

## FILE NO: ETF/PROC/A/2024/084

**BIDDING DOCUMENT**

**FOR**

BUILDING SPACE FOR RENT OR LEASE AT

TRINCOMALEE

(FOR ETF BOARD REGIONAL OFFICE)

Closing date for bids: 10.30 a.m. on 13.09.2024

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# EMPLOYEES’ TRUST FUNDBOARD

**BIDS INVITE FOR: BUILDING SPACE AT TRINCOMALEE**

**IFB No.: ETF/PROC/A/2024/084**

## CLAUSE 1 - INSTRUCTION TO BIDDERS

**Period of Validity of quotation**

Quotations shall remain valid for the period of sixty (60) days after the quotation submission deadline date.

## Format and Signing of Quotation

The quotation shall be typed or written in indelible ink and shall be signed by the lessor or a person duly authorized to sign on behalf of the lessor.

## Submission of Quotation

* Vendors may submit their quotations by email or by hand in sealed envelopes addressed to the Purchaser bears the specific identification of the contract number.
* If the quotation is not sealed and marked as required, the Purchaser will assume no responsibility for the misplacement or premature opening of the quotation.

## Deadline for Submission of Quotation

Quotation must be received by the Purchaser at the address set out in “Data Sheet”, and no later than the date and time as specified in the Data Sheet.

## Late Quotation

The Purchaser shall reject any quotation that arrives after the deadline for submission of quotations.

## Opening of Quotations

* The Purchaser shall conduct the opening of quotation in public at the address, date and time specified in the Data Sheet.
* A representative of the bidders may be present and mark its attendance.

## Evaluation of quotation

The Purchaser shall evaluate each quotation that has been determined, to be substantially responsive.

## Lessee’s right to accept any quotation, and to reject any or all quotations

The lessee reserves the right to accept or reject any quotation and to annul the process and reject all quotations at any time before acceptance, without thereby incurring any liability to bidders

## Selection of the property

The lessee will accept the quotation of the bidder whose offer has been determined to be the lowest evaluated bid and is substantially responsive to the documents issued.

## Notification of acceptance

Prior to the expiration of the period of validity of quotation, the Purchaser will notify the successful bidder in writing, that its quotation has been accepted

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**BIDS INVITE FOR: BUILDING SPACE AT TRINCOMALEE**

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**CLAUSE 2: DATA SHEET**

|  |  |
| --- | --- |
| Clause  Reference | Description |
| **1.** | The lessee is **: Employees’ Trust Fund Board**  Address :23rd Floor, Mehewara Piyesa, Narahenpita, Colombo 5 |
| **2** | The bidder is allowed to quote for  **BUILDING SPACE FOR RENT OR LEASE AT TRINCOMALEE**  **FOR ESTABLISH ETF BOARD REGIONAL OFFICE – AREA 1000 – 1250 SQFT.** |
| **3** | The Address for submission of Quotations is  **Procurement Section, ETF Board, 23rd Floor, Mehewara Piyesa, Colombo 05.**  Deadline for submission of quotations is 10.30 a.m. **on 13.09.2024** |
| **4** | **Bid submission**  Bid shall submit and shall be deposited to the Tender Box No. 04, kept at **Procurement Section, 23rd Floor, Mehewara Piyesa, Colombo 05 on or before 10.30 a.m. on 13.09.2024 (Friday)**  Bids receives after 10.30 a.m. on 13.09.2024 will not be considered and will be rejected  *(It is the responsibility of the bidder to submit the bid before the deadline. ETF Board shall not take any responsibility for not receiving the bid in time, postal delay, etc.)* |
| **5** | The quotations shall be opened at the following address:  **Procurement Section, 23rd Floor, Mehewara Piyesa, Colombo 05 at 10.30 a.m. on 13.09.2024 (Friday)** |
| **6** | Other Terms & conditions to be followed.   * All relevant documents (original or copy) on the proposed building shall be submitted when requested by the ETF Board * Both parties shall enter into a lease agreement * Legal clearances should be produced if differences between the name of the lesser and the name of the owner in the title deed |

|  |  |
| --- | --- |
|  | * A Team of Officers of the ETF Board will visit and examine the location * The utensils bills; Electricity, Water, Telephone, and WIFI bills will be borne by the ETF Board * ETF Board should have the right to perform interior designing, cubicle construction, additional wiring, network cabling, etc. * The building that complies with the ETF Board requirement may be considered for acquisition * The location is to be easy access to the general public * The proposed building should have the facility to serve the general public most efficiently and to enhance the goodwill of the ETF Board * The lessor shall provide the list of repairs that may occur during the lease period. These repairs to categorized as Major & Minor and both the lessor and lessee shall decide who should undertake such repairs * Both parties should be bound to follow/bear any rules & regulations implemented by the government from time to time * Both parties should be bound to follow/bear any taxes imposed by the government from time to time * The ETF Board reserves the right to accept or reject any bids and to annul the process and reject all quotations at any time before awarding the contract without thereby incurring any liability to bidders. |

## EMPLOYEES’ TRUST FUNDBOARD

**BUILDING SPACE FOR RENT OR LEASE AT TRINCOMALEE**

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**CLAUSE 3 – DETAILED BID SUBMISSION FORM**

1. **Details of the lessor**

|  |  |  |
| --- | --- | --- |
| 1 | Name of the lessor |  |
| 2 | Permanent address of the lessor |  |
| 3 | Contact Telephone numbers |  |

1. **Details of the proposed building (for rent or lease)**

|  |  |  |
| --- | --- | --- |
| 4 | Postal Address of the location |  |
| 5 | Name of the owner (appeared in the title  deed) |  |
| 6 | Name of Municipal / Pradeshiya sabha  area |  |
| 7 | Telephone numbers (if available) |  |
| 8 | How old this building (no. of years) |  |
| 9 | Building designed for a House/Commercial  or any other |  |
| 10 | Current status of the building (whether  the possibility for immediate occupy) |  |
| 11 | Property assessment (Waripanam) No. |  |
| 12 | Closest main city |  |
| 13 | Distance to the closest main city (km) |  |
| 14 | Total numbers of floors in the building |  |
| Sqft area of each floor | Ground Floor : |
| 1stFloor : |
| 2ndFloor : |
| 3rdFloor : |
| 4thFloor : |

|  |  |  |  |
| --- | --- | --- | --- |
| 15 | Sqft area and numbers of floors, that  proposes **for rent or lease** | Total |  |
| Actual usable area for office |  |
| 16 | Whether portion/s or floor/s of same  building are occupied by others |  | |
| 17 | Do you agree that the building lease out for period of 02 years (Yes/No)  *If no, explain the reason* |  | |

1. **Details of the amenities in the proposed building (for rent or lease)**

|  |  |  |
| --- | --- | --- |
| 18 | Parking facilities for how many vehicles |  |
| 19 | Availability of pipe borne water |  |
| 20 | Availability of Three phase electricity for  entire building |  |
| 21 | Availability of Lift service |  |
| 22 | Availability of Stair case |  |
| 23 | Availability of Pantry area (describe) |  |
| 24 | Nos. of Toilets /Wash rooms available and where these are located (describe the  fittings and sizes *sqft area* of washrooms) |  |
| 25 | Nos. of wash basins available and where  these are located (describe the places) |  |
| 26 | Nos. 13 AMP Plug outlets are fitted  Nos. 15 AMP Plug outlets are fitted Nos. 5 AMP Plug outlets are fitted |  |
| 27 | Separate water meter should be available |  |
| 28 | Separate electricity meter should be available |  |
| 29 | Generator availability |  |
| 30 | Other facilities available (Please specify) |  |

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**BIDS INVITE FOR: BUILDING SPACE AT TRINCOMALEE**

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**CLAUSE 4: FINANCIAL CONSIDERATION**

|  |  |  |
| --- | --- | --- |
| 1 | Monthly Rental (for first 02 years) | (in figures)  Rs. |
| (In words) Rupees |
| 2 | Total cost for 02 years | (in figures)  Rs. |
| (In words) Rupees |
| 3 | Taxes |  |
| 4 | Monthly Rental (if any increases after 02  years lease period) |  |
| 5 | Payment Terms (please specify)  (*ETF Board prefers to pay 6 months of rental at the time of signing the lease agreement and the balance to be paid monthly as equal installments until the end of the lease term*) | . |
| 6 | Any comments |  |

Name of bidder: Signature & Date :

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**BIDS INVITE FOR: BUILDING SPACE AT TRINCOMALEE**

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**CLAUSE 5: BID SUBMISSION FORM**

*[The Vendor shall fill in this Form in accordance with the instructions indicated No alterations to its format shall be permitted and no substitutions will accepted.]*

Date:

To: Chairman/ CEO, Employees’ Trust Fund Board,

We, the undersigned, declare that:

* 1. We have examined and have no reservations to the document issued;
  2. We offer to lease the building situated at…………………………………………………………………………………….

…………………………………………………………………………………………………………………………………………………….. to locate the ETF Regional Office – Trincomalee.

* 1. The total cost for 02 years rentals offered is:

*[Insert the total quoted price in words and figure]*;

* 1. Our quotation shall be valid for the period of time specified in Clause 1, from the date fixed for the quotation submission deadline, and it shall remain binding upon us and may be accepted at any time before the expiration of that period;
  2. We understand that this quotation, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us.
  3. We understand that you are not bound to accept the lowest evaluated quotation or any other quotation that you may receive.

Signed: *[insert signature of person whose name and capacity are shown]* Name: *[insert complete name of person signing the Bid Submission form]* Dated: