DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA

MINISTRY OF AGRICULTURE, LIVESTOCK, LANDS & IRRIGATION

CENTRAL ENGINEERING CONSULTANCY BUREAU

RENT A HOUSE FOR OFFICE WITH ACCOMADATION FOR SIGNALING & TELECOMMUNICATION PROJECT FROM MAHO TO ANURADHAPURA AT GALGAMUWA/THAMBUTTEGAMA/ ANURADHAPURA

BID NUMBER: CB/PO/NCB/2026/07

BIDDING DOCUMENT

Employer:

General Manager,
Central Engineering Consultancy Bureau
No. 415, Bauddhaloka Mawatha,
Colombo 07.



SEPTEMBER 2026

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CENTRAL ENGINEERING CONSULTANCY BUREAU
ORIGINAL Bid

කෘෂිකර්ම, පශු සම්පත්, ඉඩම් සහ වාරිමාර්ග අමාත්‍යාංශය

ඉංජිනේරුමය කාර්යයන් පිළිබඳ මධ්‍යම උපදේශක කාර්යාංශය

ලංසු කැඳවීමයි

ගොඩනැගිල්ලක් සහ නිවසක් කුලියට / බද්දට ලබාගැනීම (මාස 6 ක කාල සීමාවකට)

ඉංජිනේරුමය කාර්යයන් පිළිබඳ මධ්‍යම උපදේශක කාර්යාංශයේ පහත සඳහන් ව්‍යාපෘතිය සඳහා ගල්ගමුව සහ තඹුත්තේගම කාර්යාල ගොඩනැගිල්ලක් සහ නිවාස කුලියට / බද්දට ලබාගැනීම සඳහා මුද්‍රා තැබූ ලංසු කැඳවනු ලැබේ.

කොන්ත්‍රාත් අංකය	විෂය පථය	වර්ග ප්‍රමාණය
CB/PO/ NCB/2026/07	ගල්ගමුව / තඹුත්තේගම / අනුරාධපුර ව්‍යාපෘති කාර්යාලය හා නවාතැන් සඳහා ගොඩනැගිල්ලක් කුලී පදනම මත / බදු පදනම මත ලබා ගැනීම (මහට පිට අනුරාධපුරය දක්වා සඳු හා විදුලි සංදේශ පද්ධතිය සැලසුම් කිරීම, ස්ථාපිත කිරීම හා පරීක්ෂා කිරීමේ ව්‍යාපෘතිය)	150 m^2
CB/PO/ NCB/2026/08	ගල්ගමුව /තඹුත්තේගම/ අනුරාධපුර ව්‍යාපෘති කාර්යාලයේ නවාතැන් සඳහා නිවාස 1 ක් කුලී පදනම මත / බදු පදනම මත ලබා ගැනීම. (මහට පිට අනුරාධපුරය දක්වා සඳු හා විදුලි සංදේශ පද්ධතිය සැලසුම් කිරීම, ස්ථාපිත කිරීම හා පරීක්ෂා කිරීමේ ව්‍යාපෘතිය)	150 m^2

- ගල්ගමුව හා තඹුත්තේගම අනුරාධපුර නගරවල හෝ ඊට ආසන්න 5 km දුරින් පිහිටා තිබිය යුතු අතර, තළ ජලය, විදුලිය, උසස් නත්වයේ සනීපාරක්ෂක පහසුකම් හා මලාපවහන පද්ධතියක් සහිත විය යුතුය.
- නිවාස අවම කාමර 03 ක් සහ නාන කාමර 2 ක්, ආලින්දයක් සහ පාලයක් පැන්ට්‍රි කබඩ් සහිත මුළුතැන්ගෙයක් සහිත විය යුතු අතර, අවම වාහන 3 ක් නැවත්වීමේ පහසුකම් තිබිය යුතුය.
- ජාතික තරඟකාරී ලංසුකරණ ක්‍රියාපටිපාටිය තුලින් මෙම ලංසුකරණය පවත්වනු ලැබේ.
- අදාළ මාසික කුලිය රජයේ සියලු බදු සහිතව විය යුතුය.
- එකම ගොඩනැගිල්ලේ කාර්යාලය සහ නවතැන් පහසුකම් සඳහාද ලංසු පත්‍ර ඉදිරිපත් කළ හැකිය.

- ඉහත අවශ්‍යතා සපුරන ව්‍යාපෘති කාර්යාලය සඳහා ගොඩනැගිල්ලක් හා කාර්යමණ්ඩල නවාතැන් පහසුකම් සැපයීම සඳහා සුදුසු නිවසක් කුලියට හෝ බද්දට ලබා දිය හැකි ලංසුකරුවන් කාර්යාංශයේ වෙබ් පිටුව (**www.cecb.lk**) වෙත්ඩර් දැන්වීම්වල පළ කර ඇති ඉංග්‍රීසි භාෂාවෙන් සකස් කර ඇති ලංසු පත්‍රිකාව බාගත කර අදාළ විස්තර පුරවා ඔප්පුවේ හා සැලසුම් පතෙහි පිටපතක් සමග 27.10.2026 දින ප.ව. 14.00 හෝ ඊට ප්‍රථම ඔබගේ ලංසු පත "**සභාපති, දෙපාර්තමේන්තු ප්‍රසම්පාදන කමිටුව (ජ්‍යෙෂ්ඨ), ඉංජිනේරුමය කාර්යන් පිළිබඳ මධ්‍යම උපදේශක කාර්යාංශය, අංක 415, බෞද්ධාලෝක මාවත, කොළඹ 07**" ලිපිනයට ලියාපදිංචි තැපැලෙන් හෝ මෙම කාර්යාලයේ ඇති ටෙන්ඩර් පෙට්ටියට බහාලිය හැක. අදාළ කවරයේ වම්පස ඉහළ කෙළවරේ ඉහත දක්වා ඇති කොන්ත්‍රාත් අංකය සමග "**කාර්යමණ්ඩල නවාතැන් පහසුකම් සැපයීම සඳහා සුදුසු ගොඩනැගිල්ලක් / නිවසක් කුලියට හෝ බද්දට ලබා ගැනීම සඳහා මිල ගණන්**" යනුවෙන් සඳහන් කළ යුතුය.

සභාපති,
දෙපාර්තමේන්තු ප්‍රසම්පාදන කමිටුව (ජ්‍යෙෂ්ඨ),
ඉංජිනේරුමය කාර්යයන් පිළිබඳ මධ්‍යම උපදේශක කාර්යාංශය,
අංක 415, බෞද්ධාලෝක මාවත, කොළඹ 07.

ENGINEERING CONSULTANCY BUREAU
ORIGINAL Bid
CENTRAL

SECTION 1

INSTRUCTIONS TO BIDDERS (ITB)

01. Scope of Services

The scope of services includes **Rent/Lease of a House for Office Building at Galgamuwa/ Thambuttegama / Anuradhapura** for a period of 6 months for Signaling & Telecommunication Project from Maho to Anuradhapura of the Central Engineering Consultancy Bureau, under the requirement specified below.

02. Requirements of the House for office building

2.1. The houses shall be located within **Galgamuwa/ Thabuttegama / Anuradhapura** area or very closer to that needed.
2.2. House shall consists of Veranda, Hall, Three Rooms, Pantry/ Kitchen and Three Toilets and covered with a boundary wall with a gate.
2.3. Floor area shall be minimum 150m2
2.4. Office area (Hall & Rooms) shall be Air conditioned
2.5. Uninterrupted Water supply system shall be included with a water storage tank (1000L)
2.6. Permanent Electricity Supply shall be provided
2.7. Telephone Land line connection shall be provided
2.8. Parking space shall be available for minimum three vehicles.
2.9. Below listed Furniture /Equipment shall be provided at the first date of renting the premises. The Furniture /Equipment would be new or used, but shall be in good condition for the use. The provided Furniture /Equipment shall be maintained in good condition during the total rent period to the satisfaction of CECB and shall provide replacement if required to do so.

Table 01

Item no.	Description	Qty.
1	Conference table (8'x4')	-
2	Low back office chairs for Conference Table	-
3	Writing tables large with three drawer	1
4	Writing tables small with two drawers	4
5	Computer tables	1
6	High back executive office chair	1
7	Low back office chairs	4
8	Arm chairs (plastic)	6
9	File racks	1
10	Two door refrigerator	1
11	Water dispensers (hot & cool water)	1
12	Sofa (3 piece/ 5 seats set with center stool)	1
13	TV (21") with stand	1
14	Beds Single with double layer formed mattress	4
15	Towel racks	4
16	Two door wardrobes	4
17	Mosquito nets (single)	4
18	Pillows	4

19	Washing machine (7kg)	1
20	Dining table (6'x2'6")	1
21	Dining chairs	6
22	Two burner gas cooker	1
23	Gas cylinder (12.5 kg)/empty	1
24	Rice cooker (1.8 liter)	1
25	Electric kettle (1liter)	1
26	Pedestal Fan / Ceiling	4

Kitchen Equipment		
1	Cups & Saucers (ceramic)	6
2	Half plates (plastic)	-
3	Dinner plates (ceramic)	6
4	Glasses drinking (large)	6
5	Tea spoons (stainless steel)	6
6	Tea strainer	1
7	Tea making cups	3
8	Water Jug	1
9	Tray/plastic	1
10	Rice dish	1
11	Curry dishes	6
12	Table spoons (stainless steel)	6
13	Cutting board	1
14	Kitchen knives	2
15	Cooking pans with lids (Clay)	Set
16	Frying pan/stainless steel	1
17	Coconut scraper(steel)	1
18	Coconut milk strainer	1
19	Curry spoons/ coconut shell	4
20	Bottles for kitchen storage (plastic)	5
21	Spice containers with rack (plastic)	Set
22	Plate rack/plastic	1
23	Cleaning equipment and consumables	As necessary

03. Clarifications and further Information

A bidder requiring any clarification of the bidding documents may notify the same to the Employer in writing addressed to The Procurement Officer, Central Engineering Consultancy Bureau, 415, Bauddhaloka Mawatha, Colombo 07

04. Mutilation of Documents, Alterations and Erasures in Entries Made in Documents

Bidder shall not mutilate or alter in any way any of the documents issued, but shall fill rates and any other information required where appropriate and affix their signatures in the places provided. Any alterations, erasures in rates, amount etc., in the document not initialled by the bidder may lead to the rejection of the bid.

05. Bid Price

5.1. Monthly remuneration indicated in the Price Schedule is fixed during the total period of 06 months. The house owner shall be paid the rent monthly. The lease agreement shall be signed for 06 months at the

commencement of lease and will be renewed for further 03 months periods upon the agreement of both parties on same conditions and same monthly rent.

5.2. Bidders must fully acquaint themselves with the Conditions of Bid. No appeals for lack of or insufficient information from the bidders will be entertained at any time after opening of the bids.

5.3. Bids shall be valid up to **15.12.2026.**

06. Documents comprising the Bid

The Bid submission should consist of all of the following documents;

(a) Duly filled and Signed **" Price Schedule"** ((Section 02)
(b) Duly filled and Signed **" Technical Schedule"** ((Section 03)
(c) Certified copy of the deed of the land
(d) Certified copy of the housing plan
(e) Previous bills of Electricity, Water and Telephone

07. Bid Submission

Bidder shall submit sealed envelope including all documents and clearly indicate the caption "rent for a house for office building at **Galgamuwa/ Thabuttegama /Anuradhapura area** for Signaling & Telecommunication Project from Maho to Anuradhapura" and "**Bid No: CB/PO/NCB/2026/07**". The Employer's address for the purpose of Bid submission is

The Chairman, Department Procurement Committee (Major),
Central Engineering Consultancy Bureau,
No 415, Bauddahaloka Mawatha,
Colombo 07

08. Deadline for Submission of Bids

8.1. The receipt of sealed Bids will be closed at 1400 hrs on **27.10.2026**.
8.2. Bids shall be deposited in the Tender Box made available at the Ground Floor Lobby of the "Walawe" building at CECB Head Office or sent by registered post addressed to the Chairman –Department Procurement Committee (Major), CECB at the above address, to reach him on or before the closing time for bids.
8.3. Late Bids received by the Employer after the deadline above will be rejected and returned unopened.
8.4. Submission by Facsimile Transmission or by any other means of Telegraphic Telephonic/Electronic mode will not be entertained.
8.5. Non-submission or partial submission of the information required in the application form shall lead to rejection of the bid.
8.6. Bids will be opened immediately after the closing of bids on **27.10.2026 at 14.00 hrs.**

09. Evaluation of Bids, Comparison

All bids will be evaluated and compared on the basis of following:

9.1. Preliminary examination of bids – The Completeness of bid submission and whether the Bidder has singed price and technical schedules, will be checked.

9.2. Compliance to the Requirements - The Bidder shall comply/fulfil all requirements specified under Items 1- 8 in the Technical Schedule. The Bidder shall allow for any inspection of the premises requested by CECB representatives during the evaluation period.

9.3. The bidder who comply with the all requirements to the satisfaction of SPC of CECB and who provided lowest monthly rent will be selected for the contract award.

10. Employer's Right to Accept any Bid and to Reject any all Bids

10.1. The Department Procurement Committee (Major) reserves the right to reject any or all bids and the right to accept any portion of a bid, at any time prior to awarding of a contract without giving any reasons for such action. The Department Procurement Committee (Major) is not bound to accept the lowest or any bids.

11. Notification of Acceptance and Signings of Agreement

11.1. Notice of Acceptance of the Bid or any portion thereof will be sent by post or delivered to the address given by the Bidder.

11.2. The successful bidder will be required to sign a lease agreement in the specimen attached with this bid. The lease agreement shall be certified and registered under notary public/Attorney at Law.

11.3. Until a formal Contract Agreement is prepared and executed, the Notification of Award shall constitute a binding Contract.

CENTRAL ENGINEERING CONSULTANCY BUREAU ORIGINAL Bid

SECTION 2

Rent /Lease Office Space
PRICE PROPOSAL

To : The Chairman,
Department Procurement Committee (Major),
Central Engineering Consultancy Bureau,
No.415,
Bauddhaloka Mawatha,
Colombo 07.

I having examined the conditions of Bid, Technical Requirements and Draft lease Agreement pertaining to the Rent for house for Office Building at **Galgamuwa/ Thambuttegama/ Anuradhapura** for Signaling & Telecommunication Project from Maho to Anuradhapura Office to AGM (RR&AP) of CECB, hereby offer and undertake to carry out the said services to the satisfaction of the General Manager, CECB, 415, Bauddhaloka Mawatha, Colombo 07 in accordance with the conditions of Bid for the price given in the below Table.

No.	Description	Rate of House Rental for One month (Rs.)	Total for 06 Months
1	Rent out a one house with Furniture/ Equipment for Signaling & Telecommunication Project from Maho to Anuradhapura office at **Galgamuwa/ Thambuttegama/ Anuradhapura**		
	Total Amount excluding VAT		
	Add- VAT 18%		
	Total Amount including VAT		

Note : VAT should be separately shown and all other taxes should be included in rates where applicable.

.....
Bidder's Signature

Date : .....

Bidder's Name and Address: .....
.....
.....
.....

National Identity Card No. .....

ORIGINAL Bid

SECTION 03

Rent /Lease Office Space
TECHNICAL PROPOSAL

General Information & Compliance Schedule

General Information

Name and Address of the Bidder	
Contract Details	
Location of the Building (Address)	

Compliance Schedule

Requirement		Compliance Yes/No (To be filled by the Bidder)
Details of the House	Veranda, Hall	
	3 Rooms	
	Pantry/ Kitchen	
	3 Bathrooms	
	Boundary Wall & Gate	
Floor area	minimum 150m^2	
Air condition for office area (Hall & Rooms)		
Water supply system including a water storage tank (1000L)		
Electricity Supply		
Telephone Land line connection		
Parking space for minimum three vehicles.		
Availability of the premises		Vacant now (yes/No)..... Or available from.....
Any additional information by the house owner		
Provide furniture and equipment listed in Table 01		

.....
Bidder's Signature

CENTRAL ENGINEERING CONSULTANCY BUREAU ORIGINAL Bid

Table 01

Item no.	Description	Qty.
1	Conference table (8'x4')	-
2	Low back office chairs for Conference Table	-
3	Writing tables large with three drawer	1
4	Writing tables small with two drawers	4
5	Computer tables	1
6	High back executive office chair	1
7	Low back office chairs	4
8	Arm chairs (plastic)	6
9	File racks	1
10	Two door refrigerator	1
11	Water dispensers (hot & cool water)	1
12	Sofa (3 piece/ 5 seats set with center stool)	1
13	TV (21") with stand	1
14	Beds Single with double layer formed mattress	4
15	Towel racks	4
16	Two door wardrobes	4
17	Mosquito nets (single)	4
18	Pillows	4
19	Washing machine (7kg)	1
20	Dining table (6'x2'6")	1
21	Dining chairs	6
22	Two burner gas cooker	1
23	Gas cylinder (12.5 kg)/empty	1
24	Rice cooker (1.8 liter)	1
25	Electric kettle (1liter)	1
26	Pedestal Fan / Ceiling	4

Kitchen Equipment		
1	Cups & Saucers (ceramic)	6
2	Half plates (plastic)	-
3	Dinner plates (ceramic)	6
4	Glasses drinking (large)	6
5	Tea spoons (stainless steel)	6
6	Tea strainer	1
7	Tea making cups	3
8	Water Jug	1
9	Tray/plastic	1
10	Rice dish	1
11	Curry dishes	6
12	Table spoons (stainless steel)	6
13	Cutting board	1
14	Kitchen knives	2
15	Cooking pans with lids (Clay)	Set
16	Frying pan/stainless steel	1
17	Coconut scraper(steel)	1
18	Coconut milk strainer	1
19	Curry spoons/ coconut shell	4
20	Bottles for kitchen storage (plastic)	5
21	Spice containers with rack (plastic)	Set

ORIGINAL Bid

22	Plate rack/plastic	1
23	Cleaning equipment and consumables	As necessary

- Example
  Brand - Product name
  Type - Local/Imported

.....
Bidder's Signature

CENTRAL ENGINEERING CONSULTANCY BUREAU
ORIGINAL Bid