



**MINISTRY OF URBAN DEVELOPMENT, CONSTRUCTION AND  
HOUSING**



**SRI LANKA LAND DEVELOPMENT CORPORATION**

**Procurement No: S/625/24**

# **BIDDING DOCUMENT**

**For**

**Renting of Outdoor Space to Operate a Trackless Train at  
Diyatha Uyana**

## **Bid Closing**

**Date : 24.01.2025**

**Time : 13.30.00 hrs.**

Sri Lanka Land Development Corporation  
No. 3, Sri Jayawardanapura Mawatha, Welikada, Rajagiriya  
Telephone: 011-2866832

January 2025

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Read Only

# Instruction to Bidders

## MINISTRY OF URBAN DEVELOPMENT, CONSTRUCTION AND HOUSING SRI LANKA LAND DEVELOPMENT CORPORATION

### Renting of Outdoor Space to Operate a Trackless Train at Diyatha Uyana

The Chairman – Procurement Committee, Sri Lanka Land Development Corporation (SLLDC) under the Ministry of Urban Development, Construction and Housing intends to invite sealed Bids from eligible and qualified Bidders to indicate their interest for renting of space at Diyatha Uyana to operate a Trackless train.

#### **Scope of the Bid**

- (i) The contract consists of renting of space for operating a Trackless train at Diyatha Uyana.
- (ii) The selected bidder shall supply, installed and manage the train operation with a trained staff, ensuring a safe and enjoyable experience for all visitors
- (iii) Bidding shall be conducted through National Competitive Bidding [NCB] Procedure.
- (iv) The contract period is one [01] year and can be extended up to three [03] years if SLLDC wish to extend based on the performance of the selected bidder.
- (v) Shall comply with safety regulations and accessibility standards for all age groups, including children and individuals with mobility impairments.
- (vi) The operation of the train shall be limited to the area specified in the Contract Data and Location details.
- (vii) Shall regularly maintain the train and associated equipment.
- (viii) Shall carry out eco-friendly operations and noise control measures while ensuring minimal disruption to other activities at the park.
- (ix) The selected bidder may construct a mobile ticket counter of maximum plan area of 20 Sq.ft. The design of the ticket counter shall be approved by SLLDC and shall align with the architectural features of Diyatha Uyana.

Interested parties may obtain further information from;

Planning & Business Development Division,  
Sri Lanka Land Development Corporation (SLLDC),  
No. 03, Sri Jayawardenapura Mawatha,  
Welikada, Rajagiriya.  
Tel: 011-2871167, 011-2861170, 071-3665151, 071-0387168  
E-mail: [pbid@slldc.lk](mailto:pbid@slldc.lk)

1. A complete set of Bidding Document in English language may be purchased by interested Bidders on the submission of a written application to Deputy General Manager (Supplies), Sri Lanka Land Development Corporation, No. 03, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya, during 9.00 hrs to 15.00 hrs from 10.01.2025 up to 23.01.2025 in official working days upon payment of non-refundable fee of Rs.1,500/=. The method of payment shall be only in cash.
2. Bids shall be delivered with duplicate to the following address **on or before 13.30 hrs on 24.01.2025**. Late Bids shall be rejected. Bids shall be opened soon after closing in the presence of the Bidders representative who chooses to attend.

Chairman – Procurement Committee,  
Sri Lanka Land Development Corporation,  
No. 03, Sri Jayawardenapura Mawatha,  
Welikada, Rajagiriya.

3. Bids shall be valid up to **28.03.2025 (63 days)**.
4. All bids shall be accompanied by a Bid-Security, of **Rs. 25,000/=**. Bid security shall be from a licensed commercial bank operating in Sri Lanka (approved by the Central Bank of Sri Lanka). It shall be irrevocable and unconditionally encashable upon the first written demand by the employer. Bid security shall be valid from 24.01.2025 to 25.04.2025. Bid security shall be to be addressed to General Manager, Sri Lanka Land Development Corporation, No 03, Sri Jayawardenapura Mawatha, Rajagiriya.  
Cash Bond also could be submitted (Bidder Could pay cash to cashier, SLLDC and attach original receipt to the Bid).
5. A pre-bid meeting will be held on **20.01.2025 at 10.00 hrs** at the Conference Room, Sri Lanka Land Development Corporation, No.3, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya.
6. Procurement Committee, SLLDC reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to award of contract, without thereby incurring any liability to the affected Bidder or any obligation to inform the affected Bidder of the grounds for the SLLDC's action.

7. The Bidders are advised to visit and examine the location and its surroundings prior to submission of the proposal. The costs of visiting the location shall be at the proponents own expense.
8. Bidders shall bear all costs associated with the preparation and submission of its proposal, and SLLDC shall no case be responsible for those costs, regardless of the conduct or outcome of the bidding process.
9. Location: Within the asphalt paved road at Diyatha Uyana as marked in the map given below.



**Chairman – Procurement Committee,  
Sri Lanka Land Development Corporation,  
No.3, Sri Jayawardenapura Mawatha,  
Welikada, Rajagiriya.**

**SECTION I - FORM OF BID**

Name of Contract: Renting of Outdoor Space to Operate a Trackless Train at Diyatha Uyana

General Manager,  
Sri Lanka Land Development Corporation,  
No 03, Sri Jayawardenapura Mawatha, Welikada  
Rajagiriya.

Gentleman,

1. We acknowledge that the Contract Data, Procurement Brief, Form of Price Proposal and all Forms shall be part of our Bid. Furthermore SLLDC holds the sole right to decide the bidder to be selected for the above contract.
2. 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.
3. We understand that SLLDC is not bound to accept the highest or any Bid you may receive.
4. We understand that if we are selected for the above bid, we shall not sublet or sublease the operations of the train to a third party by us or not be used for any illegal activity of the country and understand that the Contract shall be terminated if found responsible for such activities.

Dated this ..... day of ..... 20..... in the capacity of.....  
duly authorized to sign tenders for and on behalf of

.....

(IN BLOCK CAPITALS)

Signature : .....

Name : .....

Designation : .....

Address :

.....

.....

Witness : .....

## **SECTION I - BIDDING DATA**

### 1. Employer's name & address

- a) The Employer is **General Manager, Sri Lanka Land Development Corporation**
- b) Address of the Employer is:  
**Sri Lanka Land Development Corporation,  
No.3, Sri Jayawardanapura Mawatha,  
Welikada, Rajagiriya.**

### 2. Scope of Bid

- i. The contract consists of renting of space for operating a Trackless train at Diyatha Uyana.
- ii. The selected bidder shall supply, install and manage the train operation with a trained staff, ensuring a safe and enjoyable experience for all visitors
- iii. Bidding shall be conducted through National Competitive Bidding [NCB] Procedure.
- iv. The contract period is one [01] year and can be extended up to three [03] years if SLLDC wish to extend based on the performance of the selected bidder.
- v. Shall comply with safety regulations and accessibility standards for all age groups, including children and individuals with mobility impairments.
- vi. The operation of the train shall be limited to the area specified in the Contract Data and Location details.
- vii. Shall regularly maintain the train and associated equipment.
- viii. Shall carry out eco-friendly operations and noise control measures while ensuring minimal disruption to other activities at the park.
- ix. The selected bidder may construct a mobile ticket counter of maximum plan area of 20 Sq.ft. The design of the ticket counter shall be approved by SLLDC and shall align with the architectural features of Diyatha Uyana.

### 3. Qualification Criteria

Bidder shall have a valid business registration related to similar activities  
Preference will be given for bidders with experience in operating trackless trains or conducting similar recreational activities in last five (05) years.

### 4. One bid per Bidder

Each Bidder shall submit only one Bid. A Bidder who submits or participates in more than one Bid shall be disqualified.

5. Cost of Bidding

Bidder shall bear all cost associated with preparation and submission of Bids.

6. Language of the Bidding Document shall be **“English”**.

7. Bid validity:

Bids shall be valid up to **28.03.2025**.

8. Bid Security

All Bidders shall submit a Bid Security of **Rs. 25,000/=** along with the Bid.

It may be a cash bond or a security in the form of Bank Guarantee from a licensed commercial bank operating in Sri Lanka and approved by the Central Bank of Sri Lanka. This Bank Guarantee shall be irrevocable and unconditionally encashable upon the first written demand from the Employer. (The Specimen Form is depicted in Standard Forms)

If the Bid Security is a cash Bond, Bidder shall pay the amount to the cashier at SLLDC head office at Rajagiriya and the original payment receipt shall be attached with the Bid.

Cheques or any other forms of payments shall not be accepted.

**Validity of Bid Security**

Bid Security shall be valid up to **25.04.2025**.

10. Pre-Bid meeting

Pre-Bid meeting shall be held as follows:

Date : 20.01.2025

Time : 10.00 hrs.

Venue : Conference Room,  
Sri Lanka Land Development Corporation,  
No 3, Sri Jayawardenapura Mawatha,  
Welikada, Rajagiriya.

Bidders who purchase the Bidding Documents shall participate for this pre-bid meeting.

11. Format & Signing of Bid

All fillable pages of the Bidding documents shall be signed and sealed by the Bidder.

12. Sealing and Marking of Bids

Duly filled bid packages (one Original & one Duplicate) separately shall be submitted under one sealed cover in which the Bids are enclosed shall be



marked “**Renting of Outdoor Space to Operate a Trackless Train at Diyatha Uyana**” on the left hand corner of the cover.

13. Deadline for Submission of Bids

The deadline for submission of Bids shall be **24.01.2025 at 13.30 hrs.**

Bids shall be sent under registered post to the following address or deposited to the identified tender box available in the Supplies and Stores Division of SLLDC on or before the dead line.

**Chairman – Procurement Committee,  
Sri Lanka Land Development Corporation,  
No. 03, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya.**

14. Evaluation Criteria

Information relating to the examination, clarification, comparison and evaluation of bids and recommendations for the award of contract shall not be disclosed to bidders. Any effort by a bidder to influence SLLDC’s processing of bids or award decisions may result in the rejection of the Bid.

15. The successful bidder shall be issued a Letter of Acceptance.

16. The Bid security of all Bidders shall be refunded/ returned after awarding the Contract to the Selected Bidder and after the receipt of the Refundable Deposit from the Selected Bidder or after the bid validity period, if not extended by SLLDC.

17. Duly filled Form of Bid, Price Proposal, and SECTION III Standard Forms are mandatory submissions. Bids without these documents shall be rejected.

18. Copies of National Identity Card of the Bidder and other related documents shall be forwarded along with the Bid.

19. The Chairman- Procurement Committee of SLLDC reserves the right to accept or reject any bid and has the discretion to annul the bidding process, rejecting all bids at any point before the award of the contract. This action does not incur any liability towards the affected Bidder, nor does it impose an obligation on SLLDC to provide information to the affected bidder regarding the grounds for the decision.

## **SECTION II - CONTRACT DATA**

### **1. Definitions**

- 1.1. Employer: General Manager, Sri Lanka Land Development Corporation
- 1.2. Address: No.3, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya
- 1.3. The Works consists of: Renting of outdoor space at Diyatha Uyana to operate a Trackless train.
- 1.4. Location of the Site: Diyatha Uyana, Battaramulla  
Length of the track: 200m



### **2. Scope of the Work**

- i. The contract consists of renting of space for operating a Trackless train at Diyatha Uyana.
- ii. The selected bidder shall supply, install and manage the train operation with a trained staff, ensuring a safe and enjoyable experience for all visitors
- iii. Bidding shall be conducted though National Competitive Bidding [NCB] Procedure.
- iv. The contract period is one [01] year and can be extended up to three [03] years if SLLDC wish to extend based on the performance of the selected bidder.
- v. Shall comply with safety regulations and accessibility standards for all age groups, including children and individuals with mobility impairments.
- vi. The operation of the train shall be limited to the area specified in the Contract Data and Location details.
- vii. Shall regularly maintain the train and associated equipment.

- viii. Shall carry out eco-friendly operations and noise control measures while ensuring minimal disruption to other activities at the park.
- ix. The selected bidder may construct a mobile ticket counter of maximum plan area of 20 Sq.ft. The design of the ticket counter shall be approved by SLLDC and shall align with the architectural features of Diyatha Uyana.

### **3. Contract Period**

SLLDC shall lease the space of the Selected Bidder for one [01] year and can be extended up to three [03] years at SLLDCs sole discretion based on Bidders performance throughout the contract period assessed by SLLDC.

Selected Bidder shall initiate the operation of the trackless train within 60 days of the date of Letter of Acceptance.

### **4. Payment Method**

Selected Bidder shall make payments monthly as depicted in the Price Proposal on or before seventh day of each month from the start date (payment due date).

### **5. Mechanism of payment**

Rate applicable for the second year shall be 110% of the price quoted for the first year by the Selected Bidder and for the third year rate applicable shall be 110% of the rate applicable for the second year. Payments shall be made by the Selected Bidder to SLLDC on monthly basis.

In case where SLLDC at its sole discretion extend the Contract Period after 3 years, and a new agreement shall be signed in such instances.

### **6. Refundable Deposit**

Selected Bidder shall submit a Refundable Deposit of Rs.500,000.00 within seven (07) days after receiving the Letter of Acceptance.

It may be a cash bond or a security in the form of Bank Guarantee from a licensed commercial bank operating in Sri Lanka and approved by the Central Bank of Sri Lanka. This Bank Guarantee shall be irrevocable and unconditionally encashable upon the first written Demand from the Employer. (The Specimen Form is depicted in Standard Forms). The such Bank Guarantee shall be valid up to 3 years from the date of Letter of Acceptance.

If the refundable deposit is a cash Bond, Bidder shall pay the amount to the cashier at SLLDC head office at Rajagiriya.

The Refundable deposit shall be released after the end of Contract Period after deducting for damages to the property. (if any).

If SLLDC shall extend the contract period, validity period of Refundable deposit shall be extended as per the extended contract period.

The SLLDC holds the right to forfeit this deposit either at least one of following circumstances occurs.

- (I) If the selected bidder withdraws from the operation within the contract period after accepting the letter of acceptance.
- (II) If the selected bidder fails to pay the monthly payments even after 30 days from the payment due date
- (III) If the Selected Bidder violates Terms and Conditions stated in terms and conditions mentioned in clause 6 or 8
- (IV) At the termination of the Contract any damages to the property of SLLDC for which the Selected Bidder is responsible, this security deposit shall be used to recover the cost of such damages.

## **7. Terms and Conditions**

1. Selected Bidder shall operate the trackless train without disturbing the other activities of the park. Further disposal of garbage, oil is strictly prohibited.
2. A charging point (a single phase line only) for the train will be provided near the Island Stage as depicted in the 1.4 above. Electrical material required for the connection and an electricity meter shall be supplied by the selected bidder at its own cost. All the utility bills shall be paid by the Selected Bidder to SLLDC on monthly basis. SLLDC shall send separate invoice to the Selected Bidder for the utility bills.
3. Monthly rental and the utility bills (electricity) shall be settled on the due date. If the monthly rental is delayed, a surcharge of 0.067% of the monthly rental shall be charged per day with effect from payment due date.
4. If SLLDC decides to terminate the contract due to any violation of Terms and Conditions or illegal activities by the selected bidder, or if SLLDC chooses not to renew the contract after the contract period, SLLDC shall not be responsible for any costs incurred by the selected bidder. Additionally, the selected bidder shall not claim any expenses related to the train from SLLDC.
5. A penalty of Rs.5,000/- will be charged for dishonored cheques.
6. If the selected Bidder fails to pay the monthly rental within 07 days from payment due date, SLLDC has the right to disconnect the electricity connection. And if the Selected Bidder fails to make the payments within 30 days from the payment due date, SLLDC holds the sole right to terminate the Contract with Selected Bidder and to forfeit the Refundable Deposit submitted by the Selected Bidder.
7. At the termination, due monthly rental, utility bills and wear and tear expenses shall be settled by the Selected Bidder.

8. SLLDC reserves the right to terminate the contract and forfeit the refundable deposit without prior inquiry in the event of any violation of Terms and Conditions, involvement in illegal activities, or occurrence of a major accident.
9. Selected Bidder is subject to an Agreement with SLLDC soon after issue of Letter of Acceptance.
10. Selected bidder shall obtain necessary approvals from relevant authorities and for the operation of the trackless train.
11. Selected bidder shall obtain All Risk Insurance Policy coverage with every aspect for the trackless train operation (Minimum coverage Rs.1 million). Selected Bidder shall submit the insurance policy coverage certificate to SLLDC within 1 week from the date of Letter of Acceptance.
12. Selected Bidder shall be liable for any damages caused to the demised premises. Any such damage caused shall be estimated by the Site Engineer of SLLDC and shall be informed to the selected Bidder. The selected Bidder is bound to pay such estimated damage.
13. Selected Bidder shall keep the demised area clean and tidy.
14. Selected Bidder shall use the premises exclusively limited for the purpose which it is leased.
15. Selected Bidder shall not be permitted to sub-let or sub lease the operations of the train to any third party.
16. The selected bidder may cover the trackless train from suitable clothing at non-operational hours and construction of shelters is not permitted.
17. Trackless train operational hours shall be within 8.00am to 10.00 pm.
18. The selected bidder shall not have the sole right to use the permitted track (asphalted road stretch). Other recreational service providers too shall use the same.
19. SLLDC shall conduct other recreational activities/events at Diyatha Uyana, The selected bidder shall not obstruct any such activity.
20. In case of events at the permitted operational area, SLLDC shall request the selected bidder to shift the path of operation of the train. In such case, the selected bidder shall adhere to the instructions provided by SLLDC.
21. The selected bidder shall adhere to the rules and restrictions imposed by the SLLDC site engineer.
22. Selected bidder shall obtain prior approval from SLLDC regarding display of brands (if any) of the train and shall be subjected to additional payments.

**8. Technical Specifications of the Trackless Train**

No	Description	Manufacture's Specification	Remarks
		Yes/No Specification	
<b>1</b>	<b>General</b>		
1.1	Width: less than 1.5m		
1.2	Trackless train		
1.3	Reliable electric or hydraulic brakes for smooth stopping; emergency braking		
1.4	Locking or latching doors to prevent accidental opening during operation.		
1.5	Low-noise operation to minimize disruption to the park environment		
1.6	Appearance in harmony with aesthetical features of Diyatha Uyana		
1.7	Steps or low entry height for easy boarding, especially for children		
<b>2</b>	<b>Power</b>		
2.1	Electric or Battery powered		
2.2	Single phase		
<b>3</b>	<b>Wiring and Electrical</b>		
3.1	Power cables shall be properly insulated		
<b>4</b>	<b>Average Speed</b>		
4.1	5 Kmph-10 Kmph		
<b>5</b>	<b>Ticketing Counter (If any)</b>		
5.1	Height: Max 10 ft		
5.2	Plan area: Max 15 Sq.ft		
5.3	Design shall be compatible with aesthetics of Diyatha Uyana		
5.4	Shall be movable		

**Note:** Detailed technical specifications/pictures of the trackless train along with the ticket counter shall be submitted along with the bid

**SECTION III - STANDARD FORMS**

**SPECIMEN FORM OF BID SECURITY**

.....  
.....  
.....

(Name & Address of Guarantor)

**Beneficiary;**

General Manager,  
Sri Lanka Land Development Corporation,  
No 03, Sri Jayawardenapura Mawatha,  
Welikada, Rajagiriya.

Whereas,.....(Name of Bidder) (hereinafter called and referred to as "the Developer"), has submitted his Bid dated .....(date) for the **“Renting of Outdoor Space to Operate a Trackless Train at Diyatha Uyana”** (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 **“General Manager, Sri Lanka Land Development Corporation, No 03, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya”** (hereinafter called and referred to "the Employer") in the sum of **Sri Lanka Rupees 25,000/=** for which payment well and truly to be made to the said Employer. The Guarantor binds itself, its successors, and assignees by these presents.

SEALED with the Common Seal of the said Guarantor this .....day of ..... 2024

We undertake to pay to the Employer unconditionally up to the above amount upon receipt of your 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, specifying the occurred condition or conditions.

This Guarantee will remain in force up to.....(date) and any demand in respect thereof should be received by us no later than the above date.

DATE .....

SIGNATURE OF THE GUARANTOR.....

WITNESS.....

SEAL

.....  
(Signature, Name and Address)

## **SECTION IV - PROCUREMENT BRIEF**

### **Details of the Procurement**

Sri Lanka Land Development Corporation (SLLDC) intends to invite sealed Bids from eligible and qualified Bidders to indicate their interest for renting of space at Diyatha Uyana to operate a Trackless train.

### **Scope of the Procurement**

- i. The contract consists of renting of space for operating a Trackless train at Diyatha Uyana.
- ii. The selected bidder shall supply, installed and manage the train operation with a trained staff, ensuring a safe and enjoyable experience for all visitors
- iii. Bidding shall be conducted through National Competitive Bidding [NCB] Procedure.
- iv. The contract period is one [01] year and can be extended up to three [03] years if SLLDC wish to extend based on the performance of the selected bidder.
- v. Shall comply with safety regulations and accessibility standards for all age groups, including children and individuals with mobility impairments.
- vi. The operation of the train shall be limited to the area specified in the Contract Data and Location details.
- vii. Shall regularly maintain the train and associated equipment.
- viii. Shall carry out eco-friendly operations and noise control measures while ensuring minimal disruption to other activities at the park.
- ix. The selected bidder may construct a mobile ticket counter of maximum plan area of 20 Sq.ft. The design of the ticket counter shall be approved by SLLDC and shall align with the architectural features of Diyatha Uyana.

**Sri Lanka Land Development Corporation,  
No. 03, Sri Jayawardenapura Mawatha,  
Welikada, Rajagiriya.**



**SECTION – V**

**FORM OF PRICE PROPOSAL**

Name of the Bid : Renting of Outdoor Space to Operate a Trackless Train at Diyatha Uyana

<b>Item No.</b>	<b>Description</b>	<b>Monthly Rental Rs. (Excluding VAT)</b>
1	Rental for the first contract year	..... <b>(P<sub>M</sub>)</b>
	<b>Add:</b> VAT (18%) (VAT Registration No.).....	
	<b>Total Amount</b>	

Monthly rental (Rs) for the renting of Outdoor Space to Operate a Trackless Train at Diyatha Uyana the first contract year in Words **[Amount in (P<sub>M</sub>) in words]:**

.....  
..... + VAT

Note:

- Rental for the second contract year shall be increased by 10% to the price offered by the bidder for the first contract year and for the third contract year rate applicable shall be 110% of the rate applicable for the second contract year.
- Selected bidder should pay VAT to SLLDC and pay other relevant taxes to the respective authorities. Utility payments shall be paid by the Selected Bidder to SLLDC.

Signature and the seal of the bidder : .....  
 Name : .....  
 NIC No. : .....  
 Address : .....  
 T.P : .....

Witness 1 -

Signature : .....  
 Name : .....  
 NIC No. : .....  
 Address : .....

Witness 2 -

Signature : .....  
 Name : .....  
 NIC No. : .....  
 Address : .....

Read Only