

INVITATION FOR BIDS

BID FOR OPERATION AND MAINTENANCE OF PLUMBING AND FIRE PROTECTION SYSTEMS AT THE HEAD OFFICE AND OTHER BUILDINGS OF THE CENTRAL BANK OF SRI LANKA

1. Sealed bids are invited for the Operation and Maintenance of Plumbing and Fire Protection Systems of the under-mentioned buildings and premises of the Central Bank of Sri Lanka (CBSL) for a period of two years commencing 01st April 2026, by the Director, Facilities Management Department, CBSL.
 - a) Head Office Building, No. 30, Janadhipathi Mawatha, Colombo 01.
 - b) Car Park Building and Gymnasium, No. 30, Janadhipathi Mawatha, Colombo 01.
 - c) Bank House, No. 206, Bauddhaloka Mawatha, Colombo 07.
 - d) Central Point Building, No. 54, Chatham Street, Colombo 01.
 - e) Whiteaways Building, No. 25, Sir Baron Jayathilaka Mawatha, Colombo 01.
 - f) Centre for Banking Studies, Sovereign Study Centre Building and Sovereign Residencies No.58, Sri Jayewardenepura Mawatha, Rajagiriya, Sri Lanka.
2. The scope of work comprises operation and maintenance of Water supply systems, Sanitary plumbing systems, Storm and rainwater drainage systems at the Head Office Building, Car Park Building, Central Point Building, Bank House Premises, Centre for Banking Studies Premises, Sovereign Study Centre Building, Sovereign Residencies and Whiteaways Building, and for the operation and maintenance of Fire hose reel systems, Fire hydrant systems, and Automatic fire sprinkler systems at the Head Office Building of the Central Bank of Sri Lanka (CBSL).
3. To be eligible for contract award, the bidder shall not have been blacklisted and shall meet the following requirements;
 - a) Bidder shall be a firm/company registered in Sri Lanka under the Business Registration Regulations or incorporated under the Companies Act No. 7 of 2007. A copy of the relevant Registration shall be attached to the Bid.
 - b) Shall have at least five (05) years of experience in providing operation and maintenance services for Water supply systems, Sanitary plumbing systems, Storm and rainwater drainage systems and Fire protection systems of modern high-rise office building complexes having more than 10 storey.

- c) Bidder shall have undertaken at least two (02) contracts for operation and maintenance of Water supply systems, Sanitary plumbing systems, Storm and rainwater drainage systems and Fire protection systems in a modern high rise office building during the last five (05) years ended 31st January 2026 where the annual contract value exceeds Rs. 12 million exclusives of taxes (Annexure I). Documentary evidence shall be provided.
- d) Bidder shall have a minimum number of twenty-five (25) employees in its monthly payroll (permanent or contract basis) and be registered with EPF and ETF for the payment of EPF and ETF contributions. As a matter of proof of the number of employees, EPF & ETF certificates should be submitted along with the Bid (Certified copies of the latest C Returns shall be submitted).
4. Interested bidders may obtain further information from Maintenance and Project Engineer on Tel. 011-2477208/ 011-2477412, Email: gayashan@cbsl.lk and inspect the bidding documents at the address, Central Bank of Sri Lanka, No. 30, Janadhipathi Mawatha, Colombo 01 from **0900 hrs to 1500 hrs** from **09th March 2026** until **16th March 2026**.
5. A complete set of Bidding Documents in English language may be purchased by the interested bidders on the submission of a written application to the Director, Facilities Management Department, Central Bank of Sri Lanka from **09th March 2026** until **16th March 2026** from **0900hrs to 1500 hrs**. upon payment of a nonrefundable fee of **Rs. 10,000/-**. The method of payment will be in cash.
6. A pre-bid Meeting will be held on **13th March 2026** at **1000 hrs**. at the Head Office Premises of CBSL, No. 30, Janadhipathi Mawatha, Colombo 01.
7. Sealed bids shall be sent under registered post to reach, The Director, Facilities Management Department, Central Bank of Sri Lanka, No. 30, Janadhipathi Mawatha, Colombo 01 or be deposited in the bid box placed at the Mail Room, Ground Floor of the Central Bank Head Office Building located at the above address with the words "Operation and Maintenance of Plumbing and Fire Protection Systems at the Buildings of the Central Bank of Sri Lanka" written clearly on the top left-hand corner of the envelope or before **17th March 2026 at 1430 hrs**. Late bids will be rejected. Bids will be opened soon after closing in the presence of the bidders' representatives who choose to attend.
8. All bids shall be accompanied by a Bid Guarantee of **Rs. 600,000/-**.

Yours faithfully

Director,

Facilities Management Department,

Level 09 – Tower 04, Central Bank Head Office Building,

No. 30, Janadhipathi Mawatha,

Colombo – 01.