

GOVERNMENT OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA

MINISTRY OF TRANSPORT, HIGHWAYS & URBAN DEVELOPMENT

SRI LANKA LAND DEVELOPMENT CORPORATION



**ANNUAL MAINTENANCE CONTRACT FOR FIRE DETECTION, FIRE
PROTECTION, AND FIRE SUPPRESSION SYSTEMS INSTALLED IN THE
RTFC&WMC BUILDING
AT
LAKE DRIVE, NARAHENPITA**

PROCUREMENT NO : S / 310 /26

CLOSING DATE : 07TH AUGUST 2026 AT 13:30 HRS

Sri Lanka Land Development Corporation

No. 03, Sri JayewardenepuraMawatha

Welikada

Rajagiriya

Tel. No. : 0112866832 Fax No. : 0112871637 Email : supplies@slrldc.lk

July - 2026

Section – 1

INSTRUCTIONS TO BIDDERS

Notes:

Instructions to Bidders shall be read in conjunction with Bidding Data under Section 5 (Volume 2). Matters governing the performance of the Contractor, payments under the Contract, or matters affecting the risks, rights, and obligations of the parties under the Contract are included under Section 3 – Conditions of Contract (Volume 1) and Contract Data under Section 5 (Volume 2). However, some information is reproduced in this section to facilitate the bidders to price their bids.

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

Note:

Please refer the ICTAD standard Bidding Document Procurement of Works, ICTAD/SBD/03, Second Edition-January 2007 (not attached with this document) for the following sections.

Section 01 – Instructions to Bidders

Section 02 – Standard Forms (Contract)

Section 03 – Conditions of Contract

Section 04 – Form of Bid Qualification Information

MINISTRY OF TRANSPORT, HIGHWAYS & URBAN DEVELOPMENT



Sri Lanka Land Development Corporation Invitation for Bids (IFB)

Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita

1. The Chairman of the Department Procurement Committee of Sri Lanka Land Development Corporation (SLLDC) invites sealed bids from eligible and qualified bidders for Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita

Procurement No	Description of Goods	Required Bid Security	CIDA Registration
S/310/26	Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita	Rs.10,000.00	EM 5 or above

2. Bidding will be conducted through Limited National Bidding (LNB) Procedure.
2. Interested eligible bidders could obtain further information from Deputy General Manager (Construction), Sri Lanka Land Development Corporation, Tel 0112862438, Fax 0112867516, and inspect the bidding documents at the office of Deputy General Manager (Supplies), Sri Lanka Land Development Corporation during the office hours, **from 21st July 2026 to 06th August 2026**
3. A complete set of Bidding Document in English language could be purchased by interested bidders on the submission of a written application to the Deputy General Manager (Supplies), Sri Lanka Land Development Corporation (SLLDC) during working days **from 21st July 2026 to 06th August 2026** upon payment of a non-refundable fee of **Rs. 1,000.00**. The method of payment will be in cash to Sri Lanka Land Development Corporation.
4. Bids shall be delivered with duplicate separately sealed to the address given below, or deposited to the identified box kept in (1st Floor at new building)

Chairman,
Department Procurement Committee,
Sri Lanka Land Development Corporation,
No.03, Sri Jayawardenapura Mw.,
Welikada, Rajagiriya.

The deadline for the submission of bids shall be on or before **07th August 2026**. Late-bids will be rejected. Bids will be opened soon after closing in the presence of the bidders' representatives who choose to attend.

5. Bid shall be valid from **07th August 2026 to 25th September 2026 (49 days)**
6. All Bids shall be accompanied by a bid security of **Rs. 10,000.00**. Bid securities shall be from a licensed commercial bank operating in Sri Lanka and 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 up to **23rd October 2026 (77 days)**

Cash Bond also could be submitted by paying cash to the Cashier of SLLDC and the original receipt shall be attached with the bid.

7. Bidders are instructed to clarify any matter regarding this contract through,

Deputy General Manager (Supplies),
Sri Lanka Land Development Corporation,
No. 03 Sri JayawardanapuraMawatha,
Welikada,
Rajagiriya.

Tel- 0112866832

Fax- 0112871637

Email- Supplies.sllrdc@gmail.com

supplies@sllrdc.lk

Web- www.landreclamation.lk

FORM OF BID

Name of Contract: Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita

Gentlemen:

1. Having examined the Standard Bidding Document – Procurement of Works – Minor Contacts (ICTAD/SBD/O3 – Second Edition, January 2007) Specifications, Drawings and Bills of Quantities and Addenda for the execution of the above named work, we the undersigned the offer to execute and complete such works and remedy any defect therein in conformity with the aforesaid conditions of Contract, Specifications, Drawings, Bill of Quantities and addenda for the sum of Sri Lankan Rupees.
.....
(SLR)..... Excluding Taxes) or such other sums as may be ascertained in accordance with the said Conditions.
2. I/We acknowledge that the Contract Data forms part of our Bid.
3. I/We undertake, if our Bid is accepted, to commence the Works as soon as is reasonably possible after the receipt of the Engineer's notice to commence, and to complete the whole of the works comprised in the Contract within the time stated in the Contract Data.
4. I/We agree to abide by this Bid until the date specified in ITB Clause 16..... [Insert date], and it shall remain binding upon us and may be accepted at any time before that date.
5. 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.
6. I/We understand that you are not bound to accept the lowest or any bid you may receive.
7. I/We certify/confirm that we comply with the eligibility requirements as per ITB Clause 3 of the Bidding Documents.

Dated this day of 20..... Signature in
the capacity of duly authorized to sign bids for and
on behalf of (in block capitals or typed)

Signature:

Address:

Witness:

Section – 5
BIDDING DATA AND CONTRACT DATA

BIDDING DATA

1. The Employer is

Name : Sri Lanka Land Development Corporation

Address : No.03, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya.

2. The Work consists of : Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita

3. Commencement Date : 07 days from the Letter of Acceptance.

4. The following information shall be provided

(a) Details of Company Registration

(b) VAT Registration number

(c) The bidder shall submit at least Five (05) experiences in similar nature and size of contracts in last 05 years. A list of such project name, location, contact persons and telephone numbers to be submitted.

(d) The bidder has to be registered in CIDA in EM 5 or above under the category of Fire Detection, Protection & Suppression (FDPS).

5. The Bid shall be submitted to: Chairman,
Department Procurement Committee,
Sri Lanka Land Development Corporation,
No.03, Sri Jayawardanapura Mw.,
Welikada, Rajagiriya.

6. The deadline for submission of Bids shall be on or before **13.30 Hrs. on 07th August 2026**
The tenders will be opened immediately thereafter at the above address (6)

7. A Pre Bid Meeting will be held at **RTFC&WMC Building at Lake Drive, Narahenpita on 30th July 2026** at 10.00 a.m

8. The amount of Performance Security is 5% of the initial contract price from a reputed commercial bank and shall be valid until 28 days beyond the expiry date of the intended completion date.

9. Bid Price : VAT component shall not be included in the rates.
VAT component shall be shown separately at the end of the BOQ
Any other TAX is not considered.
The contract is not subjected to Price adjustment.

10. Award of Contract : SLLDC reserves the right to accept or reject any Bid.

11. SLLDC reserves the right to increase or decrease the BOQ quantity by 10% without any change to the unit price.
12. Bidders are instructed to clarify any matter regarding the above contract by contacting Deputy General Manager (Construction), Sri Lanka Land Development Corporation, Tel: 011- 2862438, Fax:011-2867516
13. The bidders are instructed to inspect the site before pricing
14. Electricity required for the work will be provided by SLLDC.
15. Accommodation shall not be provided by SLLDC.

Read Only

CONTRACT DATA

(Please note that the Clause nos. given hereunder is that of Conditions of Contract)

(1.1.8) The Employer is

Name : **Sri Lanka Land Development Corporation**

Address: **No. 3, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya.**

Name of Authorized Representative: **General Manager (SLLDC)**

(1.1.9) The Engineer is

Name : **General Manager / SLLDC**

Address: **No.3, Sri Jayawardenapura Mawatha, Welikada, Rajagiriya.**

Name of the engineer's representative: **Deputy General Manager (Construction)**

(1.1.21) The Work consists of

Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita.

(4.4) The Performance Security shall be 5 percent of the Initial Contract Price and shall be valid 28 days beyond the Annual Maintenance Contract period.

(6.4) Liquidated damages shall be levied at the rate of 0.05% of the initial Contract Price per day, subject to a maximum limit of 10% of the initial Contract Price

(13.1) Minimum Insurance cover per occurrence is Rs. **1,000,000.00** and number of occurrence shall be unlimited.

LABOUR DISCIPLINE & BEHAVIOUR

1. Workers shall be worked as per the rules and regulations of the corporation.
2. List of workers assigned for this work (Including their permanent address, copies of National Identity cards) to be submitted to the Project Engineer.
3. The project Engineer reserves the right to dismiss any kind of manpower who is not suit the site in any ways.
4. Contractor should not allocate employees who may be a threat to the National Security. If any kind of situation arises, contractor shall fully responsible for the same.

PAYMENT

1. Method of payment shall be made after the completion of each service. Payments for the repairs/replacements shall be made after the completion of respective repair/replacement with the approval of engineer.
2. Bills with two copies shall be forwarded to Project Engineer.
3. Project Engineer reserves the right to fully or partial payment of the bill with considering the work done, specifications & drawings.
4. All the payment will be made with cross cheques by the Snr. Accountant (Payment) of the Finance Division, 3rd floor at SLLDC Head Office.

Environmental Management System

- The contractor shall comply fully with all Sri Lankan laws and regulations relating to environmental protection, mitigating measures for reducing environmental impacts and remedial works on completion of the works during the whole period of the works.
- The contractor shall understand the SLLDC Environmental Policy and practice during construction works until the end of defect liability Period
- The contractor shall make every effort to minimize the harmful effects of transport to and from site in particular vehicle emissions, noise and control of dust on roads. Collect all excess construction materials, domestic and industrial waste, fuel, chemicals and other matters.
- The contractor shall collect waste material, food wastes and garbage and dumped to the disposal location situated in the construction premises. No waste shall be dumped in areas other than those approved by the engineer.
- Use electricity and water in an effective and efficient manner.

Occupational Health and Safety Management System

- The contractor shall implement the work to ensure the occupational health and safety of his employees and it shall comply with the standards and regulations in force in the country which applicable to the construction safety guidelines in industry.
- The contractor shall responsible for the occupational health and safety on employees and his sub-contractor's employees working on behalf of them.
- The contractor shall understand the SLLDC Occupational Health & Safety Policy and practice during the construction works until the end of the defect liability Period.

Section – 6

SPECIFICATIONS

**SCOPE OF WORK FOR THE ANNUAL MAINTENANCE CONTRACT FOR FIRE
DETECTION, FIRE PROTECTION, AND FIRE SUPPRESSION SYSTEMS
INSTALLED IN THE RTFC&WMC BUILDING AT LAKE DRIVE, NARAHENPITA**

1. General

This Annual Maintenance Contract (AMC) covers the inspection, testing, preventive maintenance, servicing, and troubleshooting of the Fire Detection, Fire Protection, and Fire Suppression Systems installed in the building.

The objective of this contract is to ensure that all fire safety systems remain fully operational, reliable, and compliant with applicable fire safety standards and manufacturer recommendations at all times.

The Contractor shall provide qualified and experienced technical personnel to carry out all maintenance works in accordance with relevant standards such as NFPA guidelines, manufacturer specifications, and local fire safety regulations.

2. Fire Detection System

The Contractor shall carry out inspection, testing, and preventive maintenance of the complete Fire Detection and Alarm System including, but not limited to, the following components:

- Fire Alarm Control Panel (FACP)
- Smoke Detectors
- Heat Detectors
- Manual Call Points
- Alarm Sounders / Hooters / Sirens
- Repeater Panels
- Monitor modules
- Control Modules
- Fire Exit Lights
- Interface Modules and Relay Modules
- System Wiring and Communication Loops
- Power Supply Units and Backup Batteries

The maintenance activities for the Fire Detection and Alarm System shall include, but not limited to, the following:

- Functionality Testing & Cleaning of all detectors installed at the premises
- Functionality & Physical Testing of all Manual Call Points and alarm initiation devices
- Functionality test of all Hooters installed at the premises
- Checking of all fault on fire panel & rectification
- General checking of Main Fire Panel for proper operation
- Check the power backup including backup batteries in Main Fire Alarm Panel
- Monitoring the operation history to identify any malfunctioning problems & rectification
- Test the continuity of all loops laying in to all smoke detectors
- Checking communication loops and signal transmission
- Rectification of minor faults and adjustments where necessary

3. Fire Protection System

The Contractor shall carry out inspection, testing, and preventive maintenance of the complete Fire Protection System including, but not limited to, the following components:

- Fire Hydrant System
- Hose Reel System
- Landing Valves and Hydrant Valves
- Fire Pumps (Main Pump, Jockey Pump, and Standby Pump)
- Fire Water Storage Tanks
- Pressure Gauges, Isolation Valves, Jet Spray nozzles and Control Valves
- Electrical Control Panels and Pump Controllers
- 2 way Pillar Hydrants and 4 way Breeching Inlet
- CO₂, Water and Dry Powder Fire Extinguishers
- Concealed type and upright type sprinklers

The maintenance activities for the Fire Protection System shall include, but not limited to, the following:

- Inspection and operational testing of fire pumps
- Verification of automatic and manual pump operation
- Checking pump pressure, flow conditions, and pump performance
- Inspection of hydrant valves, hose reels, and hoses for damage or leakage
- Inspection of pipelines and valves for any defects or corrosion
- Testing of pump auto-start system through pressure switches
- Inspection of water storage tanks and level control systems
- Verification of proper functioning of pump control panels
- Inspection, Testing, refilling and replacing as required of all the fire extinguishers (CO₂, Water and Dry Powder Fire Extinguishers) and labeling as per standard.

4. Fire Suppression System

The Contractor shall carry out inspection, testing, and preventive maintenance of the complete Fire Suppression System including, but not limited to, the following components:

- Gas Suppression System (Inert Gas System)
- Fire Suppression Alarm Control Panel
- Conventional Multicriteria Detectors
- Agent Release Manual Pull station
- Gas Abort Switch, Electric Solenoid and Sounder With Strobe
- 140L IG55 fire suppression Cylinders

The maintenance activities for the Fire Suppression System shall include, but not limited to, the following:

- Functionality Testing & Cleaning of all detectors installed at the premises
- Functionality & Physical Testing of all Manual Call Points
- Functionality test of all Hooters installed at the server room
- Checking of all fault on fire panel & rectification
- General checking of Main Gas Cylinders and Electromagnetic actuator for proper operation
- Check the power backup in Fire Alarm Panel
- checking of Manual Release station and abort station for proper operation
- Test the continuity of all loops laying in to all smoke detectors

5. Preventive Maintenance Schedule

The time schedule of Services is One year from the date of the agreement. The Contractor shall carry out preventive maintenance quarterly (04 services per year) as per the above mentioned scope of work. In addition, the contractor shall carry out a Fire Drill with a demonstration during the year as informed by the employer.

All inspections and tests shall be conducted in accordance with relevant standards and manufacturer recommendations.

6. Breakdown Maintenance

The Contractor shall attend to any system faults or breakdowns reported by the Client during the contract period within 24 hours.

The Contractor shall identify the cause of the fault and carry out necessary corrective actions. Necessary repairs and replacement of defective components, if required, shall be carried out upon approval of the Client. The payments for the same will be done separately after successfully completion of the rectification work.

7. Reporting and Documentation

The Contractor shall:

- Maintain proper maintenance records and service logbooks.
- Submit a service report after each maintenance visit.
- Notify the Client immediately of any major defects or safety risks
- Submit an annual system condition report at the end of the contract period.

8. Safety and Compliance

All maintenance work shall be carried out by qualified technicians while adhering to:

- Occupational Health and Safety requirements
- Manufacturer's technical guidelines
- Applicable fire safety standards and regulations

The Contractor shall ensure that all systems remain fully functional and ready for operation during emergency situations.

Inventory List of Fittings, Fixtures and Materials

Fire Detection System

Item	Description	Quantity	Unit	Make
1	Main Fire Alarm Control Panel	1	Nos	Eversafe
2	Smoke Detector	98	Nos	Siemens
3	Heat Detector	4	Nos	Siemens
4	Manual Call Point	15	Nos	Siemens
5	Sounder	15	Nos	Siemens
6	Fireman Phone Jack	7	Nos	Siemens
7	Repeater Panel	2	Nos	Siemens
8	Monitor Module	16	Nos	Siemens
9	Control Module	8	Nos	Siemens
10	Fire Exit Light	20	Nos	Samcon

Fire Protection System

Item	Description	Quantity	Unit	Make
1	Fire pump with UL listed panels	2	Nos	AC Fire
2	Jockey pump with UL listed	1	Nos	Lowara
3	Landing valve	5	Nos	Eversafe
4	2 way Pillar Hydrant	2	Nos	Eversafe
5	19mm x 45m long fire hose reel	5	Nos	Eversafe
6	65mm x 15M long canvas hose	14	Nos	Eversafe
7	Jet Spray nozzle	7	Nos	Eversafe
8	2kg CO2 Fire Extinguisher	27	Nos	Eversafe
9	9L Water Fire Extinguisher	18	Nos	Eversafe
10	6kg Dry Powder Fire	3	Nos	Eversafe
11	4kg Dry Powder Fire	16	Nos	Eversafe
12	80mm flow switch	4	Nos	System Sensor
13	Concealed type sprinkler	156	Nos	Rapidrop
14	Upright type sprinkler	51	Nos	Rapidrop
15	65mm flow switch	1	Nos	System Sensor
16	80mm OS & Y valve	4	Nos	Reliable
17	65mm OS & Y valve	1	Nos	Reliable
18	4 way Breeching Inlet	1	Nos	Eversafe
19	Fire Cabinet	2	Nos	Magline
20	150mm Pressure Reducing	1	Nos	VIR

Fire Suppression System

Item	Description	Quantity	Unit	Make
1	Fire Suppression Alarm Control	1	Nos	Ravel
2	Conventional Multicriteria	6	Nos	Siemens
3	Agent Release Manual Pull	1	Nos	Siemens
4	Gas Abort Switch	1	Nos	Siemens
5	Electric Solenoid	1	Nos	Siemens
6	Sounder With Strobe	2	Nos	Siemens
7	140L IG55 fire suppression	2	Nos	Siemens

TECHNICAL SCHEDULE OF INSTALLED FIRE DETECTION, PROTECTION AND SUPPRESSION SYSTEMS

	Item	Specification
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1.00	Combination Fire Protection System	
1.10	Main / Standby Pumps	
	Make	AC Fire
	Model	FP11CHC
	Type	Vertical Turbine
	Country of manufacture	USA
	Country of Origin	USA
	Importer/Agent	GESCO
	Discharge capacity (1/min @ bar)	1500 @ 08
	Speed (rpm)	1500
	Number of stages	5
	Pump motor capacity (kW)	37
	Efficiency (%)	TBA
	Discharge Diameter (mm)	150mm
	Maximum working pressure casing (bar)	16 bar
	Impeller material	Bronze
	Type of seal	Mechanical or Equivalent
	Seal material	Silicon Carbide or Equivalent
	Motors	
	Type	Squirrel Cage Induction
	Manufacturer	AC Fire
	Country of Origin	USA
	Insulation Class	F
	Bearings	Ball
	Lubrication	Grease or Oil
	Synchronous speed (rpm)	1500
	Motor rating (kW)	37
	Starting current (A)	TBA
	Type of starter	WYE Delta Open
	Type of Protection	IP 55
1.20	Jockey Pump	
	Make	Lowara
	Model	3SV19F022T
	Type	Vertical Inline Multistage
	Country of manufacture	Italy
	Country of Origin	Italy
	Discharge capacity (1/min @ bar)	60 @ 09
	Speed (rpm)	2900
	Number of stages	19
	Pump motor capacity (kW)	2.2
	Efficiency (%)	55.82
	Discharge Diameter (mm)	25
	Maximum working pressure casing (bar)	14.2

	Impeller material	Stainless Steel / AISI 304
	Type of seal	Mechanical or Equivalent
	Seal material	Silicon Carbide or Equivalent
	Motors	
	Type	Squirrel Cage Induction
	Manufacturer	Lowara
	Country of Origin	Italy
	Insulation Class	F
	Bearings	TBC
	Lubrication	Grease or Oil
	Synchronous speed (rpm)	2900
	Motor rating (kW)	2.2
	Starting current (A)	19.8
	Type of starter	DOL
	Type of Protection	IP 55
1.30	Fire Pump Control Panel	
	Make	Tornatec
	Type	TBA
	Model	GPY / JP3
	Country of manufacture	USA / Canada
	Country of Origin	USA / Canada
	Dimension (mm)	TBA
	Degree of Protection	IP 55
	External Finish	Power Coated Red
2.00	Pressure Tank	
	Make	MAS-DAF
	Model	TR-300
	Type	Closed Expansion
	Country of manufacture	Turkey
	Country of Origin	Turkey
	Size	640 x 1390 x 270mm
	Complying Standard	
	Capacity (litres)	300
	Working pressure (bars)	15 Bar
	Casing material	Steel
	Diaphragm material	EPDM
	Inlet diameter	40mm
	Pressure gauges	
	Make	JAKO
	Type	Bourdon Tube
	Country of Origin	Thailand
	Country of manufacture	Thailand
	Operating range	0-350 Psi
	Valves	

	Make	Ayvaz
	Type	Gate
	Country of origin	Turkey
	Country of manufacture	Turkey
	Working pressure (bars)	16 bar
	Diameter (mm)	50mm to 150mm
3.00	Stop, Test, Drain, Flushing Valves and Alarm Valves	
3.10	Valves	
	Make	Ayvaz
	Country of manufacture	Turkey
	Country of Origin	Turkey
	Type	Gate/ Ball
	Complying Standard	BS
	Working pressure (bars)	
	- Fire hydrant (bars)	16 bar
	- Sprinkler system (bars)	16 bar
3.20	Alarm Valve	
	Make	Reliable
	Country of manufacture	USA
	Country of Origin	USA
	Model	Model E
	Type	Non Return
	Complying Standard	NFPA
	Diameter (mm)	150mm
	Operating Pressure (bar)	12.3 (Working)
	Design pressure (bar)	24.6 (Test)
3.30	Pressure Reducing Valve	
	Make	Z-Tide
	Country of manufacture	Taiwan
	Country of Origin	Taiwan
	Model	BFR
	Type	Pilot Valve Type
	Complying Standard	BS/NFPA
3.40	Flow Control Valve	
	Make	Ayvaz
	Country of manufacture	Turkey
	Country of Origin	Turkey
	Model	Ayvaz
	Type	Flanged Type

	Complying Standard	BS/NFPA
3.50	Alarm and motor gong	
	Make	Reliable
	Country of manufacture	USA
	County of Origin	USA
	Model	Model C
	Type	Gong Type
	Complying Standard	NFPA
	Noise level (dB)	TBA
4.00	Landing Valves	
	Make	Eversafe
	Country of manufacture	Malaysia
	County of Origin	Malaysia
	Model	RLOS
	Type	Pressure regulating
	Complying Standard	BS
	Importer/Agent	DIMO
	Working Pressure (bar)	15 bar
	Test Pressure (bar)	24 bar
	Material	Cooper Alloy
	Outlet diameter (mm)	65mm
5.00	Fire Hose Reel	
	Make	Eversafe
	Country of manufacture	Malaysia
	County of Origin	Malaysia
	Type	Manual Swing
	Complying Standard	BS
	Importer/Agent	DIMO
	Fire Hose	
	Material	Poliyester
	Diameter (mm)	19
	Length (m)	45
	Nozzle Material	Plastic/PVC
	Diameter (mm)	6mm
	Maximum operating pressure	12 bar
6.00	Fire Hose	
	Make	Eversafe
	Country of manufacture	Malaysia
	County of Origin	Malaysia

	Type	Lay Flat
	Complying Standard	BS
	Importer/Agent	DIMO
	Material	Canvas
	Diameter (mm)	65mm
	Length (m)	15m
	Type of coupling	Inst. Coupling
	Maximum operating pressure (bar)	13 bar
6.10	Nozzle	
	Type of nozzle	Jet/Sprag Diffuser
	Material	Aluminium Alloy
	Diameter (mm)	65mm
6.20	Fire Cabinet Door	
	Dimension HxW (mm)	1000 x 1000
	Material	Mild Steel
7.00	Fire Service Inlets	
	Make	Eversafe
	Country of manufacture	Malaysia
	County of Origin	Malaysia
	Model	BI-4
	Type	4-way
	Complying Standard	BS
	Importer/Agent	DIMO
	Material	Ductile Iron
	Outlet diameter (mm)	150mm
	Working pressure (bar)	16 bar/ 20 bar
8.00	Pillar Hydrant	
	Make	Eversafe
	Country of manufacture	Malaysia
	County of Origin	Malaysia
	Model	PH-2Q
	Type	2 way-PRV
	Complying Standard	BS
	Importer/Agent	DIMO
	Working pressure (bar)	16 bar
	Material	Ductile Iron
	Outlet diameter (mm)	65mm
9.00	Pressure Gauges	
	Make	JAKO

	Country of manufacture	Thailand
	County of Origin	Thailand
	Model	JAKO
	Type	Bourdon Tube
	Operating range	0-350 Psi
10.00	Sprinkler Heads	
10.10	Recessed/Pendent Sprinkler Heads	
	Make	Reliable
	Country of manufacture	USA
	County of Origin	USA
	Model	F1-56
	Type	Pendent
	Material	Bronze
	Complying Standard	NFPA
	Bore size mm	15mm
	Nominal K factor	5.6/80
	Spray angle	TBA
	Flow (L/sec)	TBA
	Discharge velocity (m/sec)	TBA
	Operating pressure (bar)	12 bar
	Operating temperature (OC)	68°C
10.20	Upright Sprinkler Heads	
	Make	Reliable
	Country of manufacture	USA
	County of Origin	USA
	Model	F1-56
	Type	Upright
	Material	Bronze
	Complying Standard	BS
	Bore size mm	15mm
	Nominal K factor	5.6/80
	Spray angle	TBA
	Flow (L/sec)	TBA
	Discharge velocity (m/sec)	TBA
	Operating pressure (bar)	12 bar
	Operating temperature (OC)	68°C
11.00	Portable Fire Extinguishers	
11.10	9 litres Water Portable Fire Extinguisher	
	Make	Eversafe

	Country of manufacture	Malaysia
	County of Origin	Malaysia
	Importer/Agent	DIMO
	Model	EEW-9CS
	Type	Cartridge Operated
	Complying Standard	BS
	Capacity (litre)	9 Litre
	Dimensions	178mm x 624mm
	Extinguishing Medium	Water
	Fixing	Metal Wall Bracket
11.20	2 kg CO₂ Portable Fire Extinguisher	
	Make	Eversafe
	Country of manufacture	Malaysia
	County of Origin	Malaysia
	Importer/Agent	DIMO
	Model	EEC-2e2
	Type	Stored Pressure
	Complying Standard	BS
	Capacity (litre)	2 kg
	Dimensions	105mm x 567mm
	Extinguishing Medium	CO ₂
	Fixing	Metal Wall Bracket
11.30	4kg & 6 kg ABC Dry Powder Fire	
	Make	Eversafe
	Country of Manufacture	Malaysia
	County of Origin	Malaysia
	Importer/Agent	DIMO
	Model	EED-4/EED-6
	Type	Stored Pressure
	Complying Standard	BS
	Capacity (litre)	4kg/6kg
	Dimensions	158mm x 475mm
	Extinguishing Medium	ABC Dry Powder
	Fixing	Metal Wall Bracket
12.00	Pipes	
	Make	RL
	Country of manufacture	China
	County of Origin	China
	Importer/Agent	DIMO
	Model	-
	Type	Sch 40 Seamless GI
	Standard	ASTM

13.00	Inert Gas Suppression System	
13.10	Inert Gas Cylinders	
	Manufacturer	Siemens
	Country of origin	India
	Chemical Name/ Formula	N2(50%), Ar (50%)
	Denomination according to ISO 14520, and NFPA 2001	IG - 55
	Critical temperature (°C)	TBA
	Critical pressure (bars)	TBA
	Maximum filling Pressure	TBA
13.20	Cylinder Valves	
	Manufacturer	Siemens
	Country of origin	Czech Republic
	Type	TBA
	Material	Nathlos/Alloy Steel
	Nominal Diameter (mm)	TBA
	Rated working pressure, (bar)	TBA
	Design pressure (bar)	TBA
13.30	Inert Gas Agent Manifold	
	Manufacturer	Dimo
	Country of origin	China
	Material	Black Iron
	Type	Schedule 80
	Pressure rating (bar)	
13.40	Inert Gas Agent Main Orifice	
	Manufacturer	
	Type	
	Country of origin	
13.50	Pipes of Inert Gas System	
	Manufacturer	Run Liang
	Type	Schedule 80
	Country of origin	China
	Working pressure (bar)	
	Material	Black Iron
13.60	Discharge Nozzle	
	Manufacturer	Siemens
	Model	
	Type	2002
	Country of origin	Austria
	Maximum pressure (bar)	100
	Working pressure (bar)	

	Material	Nickel Plated Brass
13.70	Directional Valves	
	Manufacturer	
	Model	
	Type	
	Country of origin	
	Material	
13.80	Inert Gas Agent Fire Detection & Actuation System	
13.8.1	System Control Panel	
	Manufacturer	Ravel
	Model	RF-25AR
	Type	Conventional
	Country of origin	India
	Dimensions (W x H x L)	120x350x440(mm)
	Main power supply	
	Voltage (V)	120-220
	Frequency (Hz)	50
	System operating voltage (V)	24Vdc
	Power consumption (W)	
	Battery type	Sealed Lead Life
	Battery capacity (Ahrs)	7 ~12
	Integral charger (A)	0.8 max
	Recharge period	
	Standby on main failure (hrs.)	24
	Fault indication	
	Devise Open circuit - Yes/No	Yes
	Short circuit - Yes/No	Yes
	Earth fault - Yes/No	Yes
	Alarm Open circuit - Yes/No	Yes
	Short circuit - Yes/No	Yes
	Earth fault - Yes/No	Yes
	Alarm silenced - Yes/No	Yes
	Power Main fail - Yes/No	Yes
	Battery low voltage	Yes
	- Yes/No	
	Short circuit - Yes/No	Yes
	Any other	
13.8.2	Manual Call Point	
	Manufacturer	Siemens
	Model	MH-501
	Type	Double Action
	Country of origin	USA
	Operating Voltage, VDC	24

13.8.3	Smoke/Heat Detector	
	Manufacturer	Simens
	Model	OH121
	Type	Conventional
	Country of origin	India
13.8.4	Alarm Sounder	
	Manufacturer	Siemens
	Model	MH-R
	Type	Electronic
	Country of origin	China
	Operating Voltage, VDC	16-33
	Normal Current, mA	26
	Sound level in 1m distance, dB	87dBA
	Sound frequency, Hz	
13.8.5	Alarm Sounder With Strobe	
	Manufacturer	Siemens
	Model	ZH-MC-R
	Type	Sounder/Strobe
	Country of origin	China
	Operating Voltage, VDC	16-33
	Normal Current, mA	
	Sound level in 1m distance, dB	90 or 95 dBA
	Sound frequency, Hz	
	Strobe flash rate	1 flash/s
	Strobe color	Red
13.8.6	Fire Cable	
	Manufacturer	Cable Solutions/kablo or Equivalent
	Type	Fire Resistant
	County of Origin	Sri Lanka/Turkey
	Category of cable to BS 6387	Yes
	Conductor cross section area (mm ²)	1.5
	Overall diameter of cable (mm)	
	Fire withstand capability	
	Temperature (oC)	950°C
	Duration (hrs)	3Hrs
14.00	FIRE DETECTION SYSTEM	
14.10	Fire Alarm Control Panel	
	Make	Siemens
	Type	Addressable
	Model	Cerbens Pro Modular
	Country of Manufacture	USA/China/Malaysia/ Mexico
	County of Origin	DO
	Importer/Agent	DIMO

	Dimensions : Length (mm)	203
	Height (mm)	1143
	Width (mm)	66
	No of characters in the display	6" Colour Touch Display
	Finish of panel	Powder Coated
	No. of Loops	6
	No. of alarm line	1
	Maximum loading	2500 devices
	No of devices per loop	252
	Alarm line (mA)	2000
	Main power supply	
	Voltage (V)	230
	Frequency (Hz)	50
	System operating voltage (V)	24
	Power consumption (W)	288
	Battery type	SLA
	Battery capacity (A.hrs)	TBA
	Integral charger (A)	Max 100 AH
	Recharge period (hrs)	Max 24Hrs
	Standby on main failure (hrs.)	24Hrs
	Fault indication	
	Device/loop Open circuit - Yes/No	Yes
	Short circuit - Yes/No	Yes
	Earth fault - Yes/No	Yes
	Alarm Open circuit - Yes/No	Yes
	Short circuit - Yes/No	Yes
	Earth fault - Yes/No	Yes
	Alarm silenced- Yes/No	Yes
	Power Main fail - Yes/No	Yes
	Battery low voltage - Yes/No	Yes
	Short circuit - Yes/No	Yes
	Any other	
	User Control	
14.20	Repeater Panel	
	Make	Siemens
	Type	Addressable
	Model	SSD-C
	Country of Manufacture	USA/China
	County of Origin	DO
	Dimensions : Length (mm)	38
	Height (mm)	152
	Width (mm)	267
	Finish of panel	Powder Coated
	Fault indication	

	Device	Open circuit - Yes/No	Yes
		Short circuit - Yes/No	Yes
		Earth fault - Yes/No	Yes
	Alarm	Open circuit - Yes/No	Yes
		Short circuit - Yes/No	Yes
		Earth fault - Yes/No	Yes
		Alarm silenced - Yes/No	Yes
	Operating Voltage	VDC	24
14.30	Manual Pull Station (Addressable)		
	Country of manufacture		China
	County of Origin		China
	Make		Siemens
	Model		HMS-S
	Type		Addressable
	Complying Standard		NFPA 72
	Operating Voltage	VDC	24
14.40	Fire Resistance Cable		
	Make		ERSE KABLO
	Country of manufacture		Turkey
	County of Origin		Turkey
	Type		Fire Resistant
	Standard	BS 6387	BS7629
	Category of cable		C-W-Z
	Conductor cross section area (mm²)		1.5/2.5
	Overall diameter of cable (mm)		7.8/9.2
	Fire withstand capability		
	Temperature (oC)		
	Duration (hrs)	As per BS 5839-1 & EN 50200 Annex E	
	Comply with the Cable Construction	Complied	
14.50	Smoke Detector (Addressable)		
	Make		Siemens
	Country of manufacture		India
	County of Origin		India
	Model		OP 921
	Type		Addressable
	Complying Standard		NFPA 72
14.60	Heat Detector (Addressable)		
	Make		Siemens
	Country of manufacture		India
	County of Origin		India
	Model		H1 921

	Type	Addressable
	Complying Standard	NFPA 72
14.70	Duct Detector (Addressable)	
	Make	Siemens
	Country of manufacture	USA/China/India
	County of Origin	USA/China/India
	Model	FDBZ 492
	Type	Addressable
	Complying Standard	NFPA 72
14.80	Alarm Sounders	
	Make	Siemens
	Country of manufacture	China
	County of Origin	China
	Model	ZH-MC-R
	Type	Electronic Sounder Strobe
	Complying Standard	NFPA 72
	Operating Voltage VDC	24
	Normal Current mA	4.5
	Sound level in 3 m distance dB	90-95
	Sound frequency Hz (please specify)	TBA
14.90	Strobe Light	
	Make	Siemens
	Country of manufacture	China
	County of Origin	China
	Model	ZH-MC-R
	Type	Electronic Sounder Strobe
	Complying Standard	NFPA 72
	Strobe flash rate (please specify)	60/min
	Strobe colour (please specify)	White
14.10	Interface / Control Unit	
	Make	Siemens
	Country of manufacture	China
	County of Origin	China
	Model	X-TRI-S
	Type	Addressable
	Complying Standard	NFPA 72
14.11	Monitor Module (Addressable)	
	Make	Siemens
	Country of manufacture	China
	County of Origin	China
	Model	X-TRI-S

	Type	Addressable
	Complying Standard	NFPA 72
14.12	Short circuit isolator unit	
	Make	Not required since control/monitor modules are having in-built Isolators
	Country of manufacture	
	County of Origin	
	Model	
	Type	
	Complying Standard	
15.00	Exit Sign	
	Country of manufacture	Singapore
	County of Origin	Singapore
	Make	Samcom
	Model	SLED-X
	Type	Maintained
	Operating Voltage VDC	230
	Normal Current mA	TBA
	Dimensions : Length (mm)	58
	Height (mm)	287
	Width (mm)	355
	Battery type	Nicd
	Recharge period (hrs)	16-24
	Standby on main failure (hrs.)	3 hrs
16.00	Two way fire communication phone jack	
	Make	Siemens
	Country of manufacture	China/USA
	County of Origin	China/USA
	Model	FJ-303
	Type	Plug-In
	Complying Standard	NFPA-72

Section - 7
BILL OF QUANTITIES

BOQ
for

Annual Maintenance Contract for Fire Detection, Fire Protection, and Fire Suppression Systems Installed in the RTFC&WMC Building at Lake Drive, Narahenpita

Item	Description	Qty	Unit	Rate (Rs.)	Amount(Rs.)
	Note: 1. The cost for the preliminary items shall be included the bidder's rates. 2. All the bidders are strictly instructed to visit the site before pricing. 3. Rates shall include Inspection, Testing, refilling and replacing as required of all the fire extinguishers (CO2, Water and Dry Powder Fire Extinguishers) and labeling as per standard 4. Rates shall include necessary materials, labours, ladders, tools etc. required for the services as per the scope of work under the specifications 5. Breakdowns to be attended within 24 hours and rectify the break down with the approval from the Engineer				
1	Service and maintenance of Fire Detection, Fire Protection, and Fire Suppression Systems as per the scope of work under the specifications	4	Nos.		
Total					

SUMMARY

TOTAL =

ADD: 15% VAT =

GRAND TOTAL =

Total amount in words:

Rupees

.....

.....

Signature of contractor

contractor Seal

Witness:

Name

1. Signature:

NIC No

Name:

Tel. No.....

NIC No:

Address.....

Address:

2. Signature:

Name:

NIC No:

Address:

Section – 8

DRAWINGS

Section – 9

STANDARD FORMS [BID]

Notes on Standard Forms:

- Bidders shall submit the completed Form of Bid Security as appropriate 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 bidders at the time of submission of bids.

FORM OF BID SECURITY

[This Guarantee form shall be filled in accordance with the instructions indicated in brackets].....[Insert issuing agency's name and address of issuing branch or office]

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

Date:[insert (by issuing agency) date]

BID GUARANTEE NO.:[insert by issuing agency number] we have been informed that[insert (by Issuing Agency) name of the Bidder] (hereinafter called "the Bidder") has submitted to you its bid dated[insert (by issuing agency) date] hereinafter called "the Bid") for the execution of [insert name of Contract] under Invitation for Bids No.[Insert IFB number] ("The IFB").

Furthermore, we understand that, according to your conditions, Bids must be supported by a Bid Guarantee.

At the request of the Bidder, we[insert name of issuing agency] hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of[insert amount in figures][insert amount in word] upon receipt by us of your first demand in writing accompanied by a Written statement stating that the Bidder is in breach of its obligation(s) under the bid conditions because the Bidder:

- a) Has withdrawn its Bid during the period of bid validity specified; or
- b) Does not accept the correction of errors in accordance with the Instructions to Bidders (hereinafter "the ITS") of the ITS; or
- c) Having been notified of the acceptance of its Bid by the Employer/Purchaser during the period of bid validity, (i) fails or refuses to execute the Contract Form, if required, or (ii) fails or refuses to furnish the Performance Security, in accordance with the ITS.

This Guarantee shall expire: (a) if the Bidder is the successful bidder, upon our receipt of copies of the Contract signed by the Bidder and of the Performance Security issued to you by the Bidder; or (b) if the Bidder is not the successful bidder, upon the earlier of (i) the successful bidder furnishing the performance security, otherwise it will remain in force up to(insert date)

Consequently, any demand for payment under this Guarantee must be received by us at the office on or before that date.

Signature of authorized representatives (s)