



MINISTRY OF TRANSPORT AND  
HIGHWAYS

Expression of Interest (EOI)  
International Competitive Bidding

Date:	19.05.2024
Title:	Request For Proposal (RFP) for the Procurement for Design, Build, Finance, Operate and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Centers
Deadline for Submission of Proposal:	15.07.2024, 14.00 hrs. (Sri Lanka Standard time)

1. The Ministry of Transport & Highways ("the Employer") invites sealed proposals from eligible bidders for Design Build Finance and Operate (DBFO) the Main Railway Station Buildings in the City of Colombo as Commercial Centers a Public Private Partnership (PPP) arrangement. The contract will be initially for minimum thirty (30) years.

**Project Overview**

The identified complexes include railway stations located in at Kollupitiya, Bambalapitiya, Wellawatta, Dehiwala, Mount Lavinia & Slave Island all located in the heart of the commercial hub of the country, through which 10,000 passengers commute every day via 100 trains. Interested parties may also submit proposals for stations outside the identified six.

Developing these identified stations into modern commercial and community hubs is expected to increase the commuters' convenience and experience by augmenting the complex's amenities and transforming the urban community's quality of life.

Sri Lanka Railway and Ministry of Transport and Highways invite you to be a part of this landmark initiative in return for lucrative returns and a partnership that will bring about sustainable urban development to the Great City of Colombo.

**Scope of the works**

The scope encompasses a comprehensive range of activities and responsibilities aimed at successfully implementing the Public Private Partnership to Design, Build, Finance, Operate and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Centers, which includes but is not limited to:

1. Design and Planning: The bidder should provide a conceptual design for the development.
  2. Construction/Development: A brief method statement for construction activities
  3. Operation and Maintenance: Describe the expected operational roles, including the management, maintenance, and routine operations of the project or services once they are up and running.
  4. Financing: Outline the financial responsibilities, including investment requirements, funding models, or financial contributions expected from the private partner.
  5. Compliance and Standards: bidders are expected to submit separate proposals for each station locations and the relevant project proposals should comply with the details of potential developments in each station land based on the existing and building regulations imposed by Urban Development Authority, other common and design guidelines given below.
2. **International Competitive Bidding** will be opened to all bidders as described in the Expression Of Interest document.
3. Only eligible Bidders with the following key qualifications should participate in this bidding:
- (i) Bidders' financial and technical capabilities must be proven to participate in this Procurement.
4. To inspect and purchase the Expression Of Interest documents (in English) and obtain further information eligible bidders should contact:

Mr. Vimukthi Pathirana, Assistant Superintendent (Commercial) - Sales and Marketing  
Department of Sri Lanka Railways,  
P.O Box No - 355,  
Colombo 10.

Telephone : 0775647201, 0114600152  
Email : [vimukthipathirana.slr@gmail.com](mailto:vimukthipathirana.slr@gmail.com)  
Website : [www.railway.gov.lk](http://www.railway.gov.lk)

1. Expression Of Interest document in English shall be purchased by interested bidders on submission of a written application to the address under para 05 upon a non-refundable cash payment of LKR Ten Thousand (Sri Lankan Rupees 10,000.00) during normal working days from 20/05/2024 to 12/07/2024 between 09.00 hrs and 15.00hrs. (Local time) and no further extensions will be generated.
5. Pre-bid Meeting will be held at 10.00 a.m. on 10.06.2024 at the Office of the Ministry of Transport and Highways, 7<sup>th</sup> Floor, Sethsiripaya Stage II, Battaramulla, Sri Lanka.
6. The Proposal should be delivered to following address at or before 14.00hrs. of 15/07/2024.  
**The Chairman, Cabinet Appointed Negotiation Committee (CANC),  
Ministry of Transport and Highways,  
7<sup>th</sup> Floor, Sethsiripaya Stage II,  
Battaramulla, Sri Lanka.**
7. The bidder shall bear all costs associated with the preparation and submission of its Proposals and the Employer will not be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

**The Chairman  
Cabinet Appointed Negotiation Committee,  
Ministry of Transport and Highways,  
7<sup>th</sup> Floor, Sethsiripaya Stage II, Battaramulla, Sri Lanka.**

Ref. No. SRS/F.8023