

මගේ අංකය : TF/AD/T/06/18
2026.07.09 දින.

ගිණි රක්ෂණාචරණය ලබා ගැනීම සඳහා මිල ගණන් කැඳවීම

ටවර් හෝල් රහහල පදනමට අයත් ටවර්, එල්ලික්ස්ටන් හා මීගමුව රුක්මණි දේවි රහහල් තුන සඳහා ගිණි රක්ෂණාචරණය ලබා ගැනීම සඳහා මිල ගණන් කැඳවීමට පාලනාධිකාරිය තීරණය කර ඇත. ඊට අදාළ ලංසු ලියවිලි හා කොන්දේසි ටවර් හෝල් රහහල පදනමේ වෙබ් අඩවියේ (www.towerhall.lk) පළකර ඇති අතර එම ලංසු ලියවිලි හා කොන්දේසි බාගත කර හෝ ටවර් හෝල් රහහල පදනම ප්‍රධාන කාර්යාලයෙන් ලබා ගෙන මිල ගණන් ඉදිරිපත් කළ හැක.

මිල ගණන් නියමිත ආකෘතියෙහි සඳහන් කර මුද්‍රා තබා වර්ෂ 2026.07. 16 දින පෙ.ව.11.00 ට පෙර “සභාපති, ප්‍රසම්පාදන කමිටුව, ටවර් හෝල් රහහල පදනම, සවිසිරිපාය, අංක 123, විජේරාම මාවත, කොළඹ -07” යන ලිපිනයේ පිහිටි ටවර් හෝල් රහහල පදනම ප්‍රධාන කාර්යාලයේ තබා ඇති ටෙන්ඩර් බහාලනයට අතින් ගෙනැවිත් හෝ එදින පෙ.ව.11.00 ට පෙර ලැබෙන සේ ලියාපදිංචි තැපෑලෙන් එවන මෙන් කාරුණිකව ඉල්ලා සිටිමි.

මිල ගණන් ලබාගැනීම අවසන් වූ සැනින් මිල ගණන් විවෘත කරනු ලබයි. ප්‍රමාද වී ලැබෙන මිල ගණන් ප්‍රතික්ෂේප කරනු ලබන අතර ලංසු විවෘත කරන අවස්ථාව සඳහා ලංසුකරුට හෝ ඔහුගේ බලයලත් අගයකුට සහභාගී විය හැකිය.

මිල ගණන් බහාලන කවරයේ ඉහළ වම් කෙලවරේ “ගිණි රක්ෂණාචරණය සඳහා මිල ගණන්” යනුවෙන් සඳහන් කරන ලෙස වැඩිදුරටත් කාරුණිකව දන්වා සිටිමි.

නිපුණ දිසානායක
අධ්‍යක්ෂ(පාලන හා සංවර්ධන)
දු.ක. : 0112682324
ෆැක්ස් අංකය : 0112678517
විද්‍යුත් තැපෑල : towersl@slt.net.lk



Ministry of Buddhasasana Religious and Cultural
Affairs

TOWER HALL THEATRE FOUNDATION

BIDDING DOCUMENT

Title of the Procurement

**Procurement of Fire Insurance Cover for Tower Hall
Theatre, Elphinstone Theatre & Rukmani Devi
Theatre with Furniture and Fittings**

IFQ No: TF/AD/T/6/18/2026

National Shopping (NS)

July 2026



Tower Hall Theatre Foundation

Invitation for Quotation (IFQ)

Procurement of Fire Insurance Cover for Tower Hall Theatre, Elphinstone Theatre & Rukmani Devi Theatre and Furniture and Fittings

IFQ No: TF/AD/T/ 6/18 /2026

The Procurement Chairman, Tower Hall Theatre Foundation now invites sealed Quotations from eligible and qualified Bidders for providing Fire Insurance Cover for Tower Hall Theatre, Elphinstone Theatre & Rukmani Devi Theatre and Furniture and Fittings

1. Detailed description of schedule of requirements is given in the Bidding Document.
2. **Bidding will be conducted using the National Shopping (NS)** procurement method and is open to all eligible and qualified bidders as defined in Procurement Guidelines of Democratic Socialist Republic of Sri Lanka (GoSL) that meet the eligibility and qualification requirements given in the Bidding Documents.
3. Interested Bidders may obtain further information from Tower Hall Theatre Foundation, No 123, "Sausiripaya", Wijerama Mawatha, Colombo 07 and the Bidding documents is free of charge and can be obtained during office hours on working days commencing from 09th July 2026 at the office of Tower Hall Theatre Foundation at the above address. Telephone: +94 11 268 2324 or email: towersl@sltnet.lk. A complete set of Bidding Documents in English Language can be downloaded from "Download" of www.Tower Hall Theatre Foundation.lk website.
4. **Sealed Quotations** must be delivered to Procurement Chairman, Tower Hall Theatre Foundation, No 123, "Sausiripaya", Wijerama Mawatha, Colombo 07 to be received on or before **1100 Hrs. (11.00 A.M)** on 16th July 2026. Late Bids and Bids sent electronically will not be accepted and will be rejected.
5. Bids shall be valid for a period of 60 days from the date of deadline for submission of the Bids.
6. Bids will be opened immediately after the deadline for submission of bids, in the presence of Bidders or their authorized representatives who choose to attend in person at the address stated above (in Para 4).
7. Tower Hall Theatre Foundation will not be responsible for any costs or any expenses incurred by the Bidders in connection with the preparation or delivery of Bids.

Procurement Chairman

Tower Hall Theatre Foundation,

No 123, "Sausiripaya", Wijerama Mawatha,

Colombo 7, Sri Lanka. Phone: +9411 2682324,

E-Mail: towersl@sltnet.lk , WWW.Tower Hall Theatre Foundation.lk

July ,2026

SECTION I: INSTRUCTIONS TO VENDORS (ITV)

A: General	
1. Scope of Bid	1.1 The Purchaser named in the Data Sheet invites you to submit a quotation for the supply of Service as specified in Section III Schedule of Requirements. Upon receipt of this invitation you are requested to acknowledge the receipt of this invitation and your intention to submit a quotation. The Purchaser may not consider you for inviting quotations in the future, if you failed to acknowledge the receipt of this invitation or not submitting a quotation after expressing the intention as above.
B: Contents of Documents	
2. Contents of Documents	2.1 The documents consist of the Sections indicated below. • Section I. Instructions to Vendors (ITV) • Section II. Data Sheet • Section III. Schedule of Requirements • Section IV. Technical Specifications & Compliance with Specifications • Section V. Quotation submission Form(s)
C: Preparation of Quotation	
3. Documents Comprising your Quotation	3.1 The Quotation shall comprise the following: (a) Quotation Submission Form and the Price Schedules; (a) Technical Specifications & Compliance with Specifications
4. Quotation Submission Form and Price Schedules	4.1 The vendor shall submit the Quotation Submission Form using the form furnished in Section V. This form must be completed without any alterations to its format, and no substitutes shall be accepted. All blank spaces shall be filled in with the information requested. 4.2 Alternative offers shall not be considered. The vendors are advised not to quote different options for the same item but furnish the most competitive among the options available to the bidder.
5 Prices and Discounts	5.1 Unless specifically stated in Data Sheet, all items must be priced separately in the Price Schedules. 5.2 The price to be quoted in the Quotation Submission Form shall be the total price of the Quotation, including any discounts offered. 5.3 The applicable VAT shall be indicated separately. 5.4 Prices quoted by the vendor shall be fixed during the vendor's performance of the Contract and not subject to variation on any account. A Quotation submitted with an adjustable price shall be treated as non-responsive and may be rejected

6 Currency	6.1 The vendors shall quote only in Sri Lanka Rupees.
7 Documents to Establish the Conformity of the Goods	7.1 The vendor shall furnish as part of its quotation the documentary evidence that the Non-Consultancy conform to the technical specifications and standards specified in Section IV, “Technical Specifications & Compliance with Specifications”. 7.2 The documentary evidence may be in the form of literature, drawings or data, and shall consist of a detailed item by item description of the essential technical and performance characteristics of the Non-Consultancy, demonstrating substantial responsiveness of the Non-Consultancy to the technical specifications, and if applicable, a statement of deviations and exceptions to the provisions of the Technical Specifications given. 7.3 If stated in the Data Sheet the vendor shall submit a certificate from the manufacturer to demonstrate that it has been duly authorized by the manufacturer or producer of the Non-Consultancy to supply these Non-Consultancy in Sri Lanka.
8 Period of Validity of quotation	8.1 Quotations shall remain valid for the period of Sixty Days (60) after the quotation submission deadline date.
9 Format and Signing of Quotation	9.1 The quotation shall be typed or written in indelible ink and shall be signed by a person duly authorized to sign on behalf of the vendor.
D: Submission and Opening of Quotation	
10 Submission of Quotation	10.1 Vendors may submit their quotations by mail or by hand in sealed envelopes addressed to the Purchaser bear the specific identification of the contract number. 10.2 If the quotation is not sealed and marked as required, the Purchaser will assume no responsibility for the misplacement or premature opening of the quotation.
11 Deadline for Submission of Quotation	11.1 Quotation must be received by the Purchaser at the address set out in Section II, “Data Sheet”, and no later than the date and time as specified in the Data Sheet.
12 Late Quotation	12.1 The Purchaser shall reject any quotation that arrives after the deadline for submission of quotations, in accordance with ITV Clause 11.1 above.
13 Opening of Quotations	13.1 The Purchaser shall conduct the opening of quotation in public at the address, date and time specified in the Data Sheet. 13.1 A representative of the bidders may be present and mark its attendance.

E: Evaluation and Comparison of Quotation	
14 Clarifications	14.1 To assist in the examination, evaluation and comparison of the quotations, the Purchaser may, at its discretion, ask any vendor for a clarification of its quotation. Any clarification submitted by a vendor in respect to its quotation which is not in response to a request by the Purchaser shall not be considered. 14.1 The Purchaser's request for clarification and the response shall be in writing.
15 Responsiveness of Quotations	15.1 The Purchaser will determine the responsiveness of the quotation to the documents based on the contents of the quotation received. 15.2 If a quotation is evaluated as not substantially responsive to the documents issued, it may be rejected by the Purchaser.
16 Evaluation of quotation	16.1 The Purchaser shall evaluate each quotation that has been determined, to be substantially responsive. 16.2 To evaluate a quotation, the Purchaser may consider the following: (a) the Price as quoted; (b) price adjustment for correction of arithmetical errors; (a) price adjustment due to discounts offered. 16.3 The Purchaser's evaluation of a quotation may require the consideration of other factors, in addition to the Price quoted if stated in Section II, Data Sheet. These factors may be related to the characteristics, performance, and terms and conditions of purchase of the Goods.
17 Purchaser's Right to Accept any Quotation, and to Reject any or all Quotations	17.1 The Purchaser reserves the right to accept or reject any quotation, and to annul the process and reject all quotations at any time prior to acceptance, without thereby incurring any liability to bidders.
F: Award of Contract	
18 Acceptance of the Quotation	18.1 The Purchaser will accept the quotation of the vendor whose offer has been determined to be the lowest evaluated bid and is substantially responsive to the documents issued.
19 Notification of acceptance	19.1 Prior to the expiration of the period of validity of quotation, the Purchaser will notify the successful vendor, in writing, that its quotation has been accepted.

SECTION II: DATA SHEET

ITV Clause Reference	
1.1	The Purchaser is: Tower Hall Theatre Foundation
5	It is mandatory to use the format given in -Price Schedule 5.1 The bidding price should include all the services stated in the schedule of requirement. 5.2 Incomplete or partial bids will not be accepted and will be treated as no-responsive. Corrections (if any) shall be made by crossing out, initialing, dating and re-writing. 5.3 The bid should include all the costs for the intended services are to be provided as per the above para 5.1 5.4 The quoted price should be fixed for the one year and will not be dragged or change under any circumstances. It should be prorated basis for any inclusions and deletions.
7	Interested service providers are requested to submit their quotations, including the following details: • Quotation submission form signed by the Authorized person with company seal. • Price schedule signed by the Authorized person with company seal. • Copy of business registration Certificate • Company Profile • Copy of registration at Insurance Regulatory Commission of Sri Lanka. • Copy of VAT registration. • List of Current Clients under Similar services category and list of clients for last 03 Years • Copy of policy Document.
11.1	Address for submission of Quotation is: Procurement Chairman Tower Hall Theatre Foundation, No 123, “Sausiripaya” , Wijerama Mawatha, Colombo 7, Deadline for submission of quotations; <u>on or before 1100 hours (11.00 A.M) on July 16th 2026, to the address given above.</u> Envelope containing the quotation should be clearly marked “Procurement of Fire Insurance Cover for Tower Hall Theatre, Elphinstone Theatre & Rukmani Devi Theatre with Furniture and Fittings IFQ No: TF/AD/ T/ 06 /18 / 2026”

13	The quotations shall be opened at the following address: Tower Hall Theatre Foundation, No 123, “Sausiripaya”, Wijerama Mawatha, Colombo 7, The quotations shall be opened at <u>1100 hours (11.00 A.M) on July 16th 2026</u>
16.2	16.2.1 The Proposal of each firm will be evaluated on their compliance requirements outlined in Section III Schedule of Requirement as well as the proposed Pricing. 16.2.2 Tower Hall Theatre Foundation will evaluate and compare the quotations determined to be substantially responsive which: • They are properly filled and signed by the authorized person of the service provider. • Confirm the terms and conditions, specifications, Objective & Scope of the assignment • Presentation by the team of the service provider (If required). • Quoted Price & proposal for inclusion and deletion of the assets in the Annex 01
16.3	16.3.1 The bidder should be a registered business who is in the business of providing services similar to the services specified in the schedule of requirement as part of the business and should have been in operation during the last 2 years as of date of deadline for submission of quotation. Documentary evidence in this regard (i.e. Business Registration Document and proof of previous experience (minimum 03 years)) should be submitted along with the quotation. 16.3.2 If the bidders do not meet the above Minimum Qualification Requirements and documentary evidence in support of the above, as required are not submitted along with the quotations, such quotations may not be considered for evaluation.
17	Purchaser reserves the right to increase or decrease the scope by 20% without any change in the unit price or other terms of the contract.
18.1	18.1.1 The Purchaser Tower Hall Theatre Foundation shall award the contract to the s substantially responsive lowest evaluated bidder. 18.1.2 Notwithstanding the above, Tower Hall Theater Foundation reserves the right to accept or reject any quotations, all the quotations, any part of the quotations and to cancel the bidding process and reject all quotations at any time prior to the award of contract. Tower Hall Theatre Foundation will not reimburse any cost incurred by bidders. • The bidder whose bid is accepted will be notified of the award of contract prior to expiration of the quotation validity period. The terms of the accepted offer shall be incorporated in the awarding letter and/or contract. • Service provider should agree with any number of additions or deletions of furniture and fittings of Tower Hall Theatre Foundation without any change in the unit price or other terms of the contract. • In the case of increasing the quantities both parties have to agree on the reduced price depending on the size of the quantity changed.

SECTION III: SCHEDULE OF REQUIREMENTS

1. Deliverables of Schedule of Requirements

Bidders are required to state their compliance to specifications/requirements against each and every criterion of the specification sheets. Incomplete specification sheets will strongly lead to disqualify the bidder without getting any further clarifications.

2. Compliance Sheet (Insurer is required to provide the information by using the below format)

Table 1: Coverage to be produced under the Policy from the effective date.

#	Description	Compliance (Yes/No)*
1.	Cover for Fire	
2.	Cover for Theft	
3.	Cover for Mobile / Portable Items – World wide	
4.	Cover for Cyclon, earthquake & Volcanic Eruption	
5.	Cover for Strike, Riot, Civil Commosion	
6.	Fire & Lighnting	
7.	Explosion	
8.	Impact endorsement	
9.	Storm and tempest	
10.	Flood	
11.	Natuaral Peril	
12.	Aircraft Damage	
13.	Earthquake Fire & Shock	
14.	Bursting & Overflowing of water tank & apparatus	
15.	Malicious damage	
16.	Electrical inclusion cover	
17.	Burglary / house-breaking & hold up	
18.	Accidental damage	
19.	Political risk	

SECTION IV: SERVICE SPECIFICATIONS & COMPLIANCE WITH SPECIFICATIONS

1. INTRODUCTION

Tower Hall Theatre Foundation is a fully government Statutory Boards which is currently operating under the purview of Ministry of Buddhasasana, Religious and Cultural Affair. Tower Hall Theatre Foundation provides a Foster indigenous traditional theatre & Increase the quality of life of the citizens by providing wholesome entertainment of a cultural genre

Tower Hall Theatre Foundation has identified the need of having a comprehensive and enhanced Fire Insurance Cover for Tower Hall Theatre, Elphinstone Theatre & Rukmani Devi Theatre and Office Furniture and Fittings. The value of the Building, furniture and fittings is attached herewith. (Annex 01)

2. THE OBJECTIVE OF THE ASSIGNMENT

The overall objective of the assignment is to provide Fire Insurance Cover for Tower Hall Theatre, Elphinstone Theatre & Rukmani Devi Theatre and Furniture and Fittings

SCOPE OF SERVICES AND TASKS TO BE CARRIED OUT

The insurer shall cover material damages Riot and strike, theft, please refer to Section III Schedule of Requirements.

2.1 The insurer shall provide Fire Insurance Cover for items given below.

a). Building, Furniture and Fittings

- i. Cover for Fire
- ii. Cover for Theft
- iii. Cover for Mobile / Portable Items – World wide
- iv. Cover for Cyclone, earthquake & Volcanic Eruption
- v. Cover for Strike, Riot, Civil Commotion
- vi. Fire & Lightning
- vii. Explosion
- viii. Impact
- ix. Storm and tempest
- x. Flood
- xi. Natural Peril
- xii. Aircraft Damage
- xiii. Earthquake Fire & Shock
- xiv. Bursting & Overflowing of water tank & apparatus
- xv. Malicious damage
- xvi. Electrical inclusion cover
- xvii. Burglary / house-breaking & hold up
- xviii. Accidental damage
- xix. Political Risk

2.2 All Insurers are required to provide the above information by using the format given in Section III Schedule of Requirements. (non –compliance is a ground for rejection of submitted quotation).

2.3 The Fire Insurance Policy period is required for a period of 1 year effective from

2.3.1 Tower Hall & Elphinstone Theatre from 20th July 2026

2.3.2 Rukmani Devi Theatre from 19th August 2026

3. QUALIFICATIONS / REQUIREMENTS OF THE SERVICE PROVIDER:

- 3.1 The service provider should be an Insurance Company serving the general insurance category that is registered at the Insurance Regulatory Commission of Sri Lanka and at least 05 years of experience in the field of Fire insurance services sector is a must.
- 3.2 list of current clients under similar services category and list of clients for last three Years.
- 3.3 Responsiveness of personnel: Indication of company focal person with relevant experience.
- 3.4 Registration certificates: Company profile, Copy of Business registration, copy of registration at Insurance Regulatory Commission and Copy of VAT registration.
- 3.5 Financial summary form:
The service provider should indicate all the benefit features and proposed charges for the premium and ceiling using Section V Quotation Submission form and Price Schedule attached to the Bid document.

SECTION V: QUOTATION SUBMISSION FORM AND PRICE SCHEDULE

a. QUOTATION SUBMISSION FORM

[The Bidder shall fill in this Form in accordance with the instructions indicated No Alterations to its format shall be permitted and no substitutions will accepted.]

Date:

To: **Procurement Chairman**
Tower Hall Theatre Foundation,
No 123, “Sausiripaya”,
Wijerama Mawatha, Colombo 7.

We, the undersigned, declare that:

- (a) We have examined and have no reservations to the document issued;

We offer to supply in conformity with the documents issued and in accordance with the Delivery Schedules specified in the Schedule of Requirements the following Non-Consultancy of Providing
[Title and reference number of procurements]

- (b) The total price of our quotation including any discounts offered is: *[insert the total quoted price in words and figure in Rupees]* *Excluding VAT*
- (c) Our quotation shall be valid for the period of time specified in ITV Sub-Clause 8.1, from the date fixed for the quotation submission deadline in accordance with ITV Sub-Clause 11.1, and it shall remain binding upon us and may be accepted at any time before the expiration of that period;
- (d) We understand that this quotation, together with your written letter of acceptance, shall constitute a binding contract between us.
- (e) We understand that you are not bound to accept the lowest evaluated quotation or any other quotation that you may receive.

Signed: *[insert signature of person whose name and capacity are shown]*

Name: *[insert complete name of person signing the Bid Submission Form]*

Company Seal: *[company/owner's seal to be stamped]*

Dated:

b. PRICE SCHEDULE

1	2	4	4	5	6
Item No	Description of Service	Total Price (Excluding VAT) LKR	Discounted Total Price (If any) (Excluding VAT) LKR	VAT LKR	Total Price (Including VAT) LKR
01	Tower Hall Theatre Building with Furniture & Fittings				
02	Elphinstone Theatre Building with Furniture & Fittings				
03	Rukmani Devi Theatre Building with Furniture & Fittings				

*** All taxes and fees other than VAT are to be bare by the supplier and are considers as part of the Supplier costs

*** Please DO PROVIDE prices for each category separately in the above table. Joint prices will be rejected

Signature of authorized officer of the bidder:.....

Name of authorized officer of the bidder:.....

Bidder's/Company's name:

Address:

Contact details: Tel email:

Date:.....

Annex 01

Tower Hall Theatre Foundation			
	Building & Struture		
	No	Name & Adders	Puchased/ Revalued Rs.
	1	Tower Hall Theatre	78,370,874.51
		Panchakawatta Road,	
		Maradana, Colombo 10.	
	2	Elphinstone Theatre	130,048,116.88
		Maradana, Colombo 10.	
	3	Rukmani Devi Theatre	25,633,475.31
		Rukmani Devi Mawatha,	
Negombo			
	Total		234,052,466.70
Tower Hall Theatre Foundation			
1	Tower Hall Theater		
	1.1	General Office Equipment	1,229,606.84
	1.2	Furniture & Fittings	12,397,936.36
	1.3	Plant & Machinery	22,910,415.22
	1.4	Computer Equipment	123,724.00
	1.5	Implemants & Tools	68,933.12
	1.6	Musical Instrument	25,000.00
	1.7	Light & Sound Equipment	55,783,234.64
	1.8	Curtanin & Curtain Rollers	3,901,651.64
	1.9	Audio Visual Equipments	251,089.00
	1.10	Other Assets	1,099,016.94
	1.11	Costume	147,000.00
	Total		97,937,607.76
2	Elphinstone Theatre / Sarasavipaya		
	2.1	General Office Equipment	986,869.72
	2.2	Furniture & Fittings	20,054,495.98
	2.3	Plant & Machinery	68,290,323.17
	2.4	Computer Equipment	431,291.00
	2.5	Implemants & Tools	141,900.59
	2.6	Musical Instrument	171,865.00
	2.7	Light & Sound Equipment	80,966,476.47
	2.8	Curtanin & Curtain Rollers	37,138,094.13
	2.9	Audio Visual Equipments	67,865.25
	2.10	Other Assets	23,870,514.84
	Total		232,119,696.15
3	Rukmani Devi Theatre		
	3.1	General Office Equipment	3,048,155.65
	3.2	Furniture & Fittings	2,898,343.43
	3.3	Plant & Machinery	6,184,468.87
	3.4	Computer Equipment	41,125.00
	3.5	Implemants & Tools	50,153.04
	3.6	Musical Instrument	117,250.00
	3.7	Light & Sound Equipment	3,737,535.35
3.8	Curtanin & Curtain Rollers	456,506.45	

	3.9	Audio Visual Equipments	31,900.00
	3.10	Other Assets	165,419.12
	Total		16,730,856.91