

# **Public Private Partnership**

## **Expression of Interest (EOI)**

**Public Private Partnership to Design, Build, Finance, Operate  
and Maintenance (DBFOM) the Main Railway Station  
Buildings in the City of Colombo as Commercial Centers**

REF No : *SRS/F. 8023*

**International Competitive Bidding (ICB)**



**Ministry of Transport and Highways**

## Letter of Invitation

Date : 20.05.2024

We are pleased to invite your organization to participate in the Expression of Interest (EOI) for the **Public Private Partnership to Design, Build, Finance, Operate, and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Center** initiated by the *Ministry of Transport and Highways*, Government of Sri Lanka. This project is aimed at developing six key railway complexes based in Colombo, Sri Lanka into vibrant epicentres of commercial activity and luxury living, through a Public Private Partnership (PPP) through the Design, Built Finance Operate and Maintenance (DBFOM) model for the minimum period of thirty (30) years.

The **Developing the Main Railway Station Buildings In The City Of Colombo As Commercial Centers** represents a significant opportunity for both the Government of Sri Lanka and the private sector to collaborate on a venture that promises to bring substantial benefits to our community and stakeholders involved. Your expertise and experience in Development Projects positions your organization as a potential key partner in this endeavor.

### 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.

### EOI Submission Details:

- **Submission Deadline:** 14.00 Hours on 15-07-2024
- **Submission Address:** Ministry of Transport and Highways, 7<sup>th</sup> Floor, Sethsiripaya 2<sup>nd</sup>

Stage, Battaramulla.

- **Contact Information:** Mr. Vimukthi Pathirana, Assistant Superintendent (Commercial)  
- Sales and Marketing Sri Lanka Railways

T.P. No. 0775647201, 0114600152,

E mail: [vimukthipathirana.slr@gmail.com](mailto:vimukthipathirana.slr@gmail.com).

We are looking for innovative organizations that can demonstrate a strong track record, financial stability, and the capability to undertake and manage a project of this scale sustainably. Participation in this EOI will be the first step towards selecting a qualified partner to procure the development and implementation the Developing the Main Railway Station Buildings In The City Of Colombo As Commercial Centers.

Enclosed with this notification, you will find detailed documentation related to the EOI submission, including project scope, eligibility criteria, and submission guidelines. We encourage you to review this documentation carefully and consider your potential alignment with our organization's strategic goals and capabilities.

Warm regards,

Chairman of the Cabinet Appointed Negotiation Committee

**Public Private Partnership to Design, Build, Finance, Operate and Maintenance (DBFOM)  
the Main Railway Station Buildings in the City of Colombo as Commercial Centers**

Ministry of Transport and Highways,

7<sup>th</sup> Floor, Sethsiripaya II Stage,

Battaramulla

## DISCLAIMER

The Request for Expression of Interest (EOI) document serves as a preliminary step in the Public-Private Partnership (PPP) project procurement process, aiming to inform and gather information from potential bidders. This document is not a contract or formal offer but a means for the implementing institution to communicate project details, requirements, and expectations to interested parties. It highlights that the EOI is intended to collect data on qualified and interested firms and address any concerns, without pre-qualifying or excluding them from future stages.

The document includes necessary disclaimers regarding the accuracy, completeness, and reliability of the information provided, emphasizing that it is based on current assumptions and assessments that may not cover all specifics or legal interpretations an applicant requires. Applicants are encouraged to conduct their own due diligence, seek independent advice, and bear all associated costs of participation without expecting compensation from the implementing institution.

Furthermore, the implementing institution reserves the right to modify, update, or cancel the EOI process at any time, without liability for any costs incurred by applicants or for the outcome of the process. This setup underscores the importance of independent verification by applicants and their responsibility for any expenses related to their EOI submission.

## DEFINITIONS AND INTERPRETATION

**Addendum or Addenda** means addendum or addenda to the EOI.

**Applicant** means an interested single entity or combination of entities (bidders) which submits an Expression of Interest (EOI) to the Implementing Institution in accordance with provisions of this notification.

**Bidder** means a single entity or Consortium qualified to submit a Bid to the Implementing Institution.

**Bidding Documents** means the EOI, RFQ, RFP, the draft PPP Agreement, any Addenda or clarification issued by the Implementing Institution in accordance with the RFP and the PPP Agreement, and any other documents to be provided by the Implementing Institution.

**Consortium** means any combination of entities that have formed a consortium or association by fulfilling the requirements set out in the RFQ or RFP, for the purpose of submitting a bid.

**Expression of Interest Due Date** means the date specified in Schedule 2 as the last date for submission of Applications.

**Implementing Institution** means any Line Ministry, an administrative department reporting to it, or a public entity established or owned by or reporting to a Line Ministry.

**GOSL** means Government of Sri Lanka

**Lead Member** in the context of a Consortium, means the Consortium Member nominated by the Consortium Members as the lead member.

**Line Ministry** means a Government Ministry responsible for a sector or sectors.

**PPP** means public-private partnership.

**PPP Agreement** means the agreement to be executed between the Implementing Institution and the Selected Bidder to implement the PPP project.

**EOI** means the Request for Expressions of Interest.

**RFP** means Request for Proposals.

## **1.0 Title and Introduction**

### **1.1 Title: Public Private Partnership to Design, Build, Finance, Operate and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Centers**

#### **1.2 Introduction**

This Expression of Interest (EOI) is issued by the Ministry of Transport and Highways, Government of Sri Lanka, for the project titled “Public Private Partnership to Design, Build, Finance, Operate and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Centers” The project aims to develop underutilized railway lands which are having high economic potential to make them as income generating centers, through a Public Private Partnership (PPP). through the Design, Built Finance Operate and Maintenance (DBFOM) model. This document serves to invite interested parties to submit their expression of interest by [Submission Deadline].

#### **1.3 Purpose of Issuing this EOI**

The EOI is prepared in terms of the GOSL’s latest Public Private Partnership Guidelines as amended. Where a conflict exists, the PPP Rules and Regulations shall prevail.

The purpose of this EOI is to:

- a. Inform potential partners about the project opportunity.
- b. Collect information on interested parties' capabilities and experience.
- c. Address any preliminary concerns or queries from potential applicants.

#### **1.4 Objective and Scope of the project**

##### **1.4.1 Objectives**

The primary objectives of this project are

- To Create opportunities to renew surrounding areas, attract investments, and stimulate economic growth.

- To Enhance the commuter experience. Commuters can enjoy convenient access to essential services while waiting for trains.
- To develop the tourism industry and station plazas contribute to the enrichment of local culture and heritage.
- To promote principles of sustainable urbanization by promoting compact, mixed-use development, reducing spread, and minimizing environmental impact, with the concept of station plaza

#### 1.4.2 Scope

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.

a) Kollupitiya, Bambalapitiya & Wellawatta Railway Stations	
Development Zone	Sea Front Mixed Development Zone
Permissible Users	Mix developments including apartments, hotels, restaurants, office and commercial spaces etc.
Access Road	Marine Drive Road (15m)
Floor Area Ratio	Unlimited (since all lands have more than 1 A in extent)
Number of Floors	No restrictions
Plot Coverage	Podium Level – 65%, Tower Level – 50% * 20% of the total building height can be considered as podium levels
Building Setbacks	Building line – 12m from road center Rear & side spaces should be maintained according to the form E in UDA General Regulation 2021
b) Dehiwala & Mount Lavinia Railway Stations	
Development Zone	Sea Front Mixed Development Zone
Permissible Users	Mix developments including apartment, hotels, restaurants, office and commercial
Access Road	Dehiwala Railway Station - Marine Drive Road (15m) Mount Lavinia Railway Station – Station Road (6m)
Floor Area Ratio	Dehiwala Railway Station – Unlimited Mount Lavinia Railway Station – 1:4.00
Number of Floors	Dehiwala Railway Station – No restrictions Mount Lavinia Railway Station – 6 floors with 65% plot coverage
Plot Coverage	Podium Level – 65%, Tower Level – 50% * 20% of the total building height can be considered as podium levels
Building Setbacks	Building line – Marine Drive Road - 12m from road center Station Road - 6m from road center Rear & side spaces should be maintained according to the form E in UDA General Regulation 2021

Slave Island station: As the station building is having archeological value, the development proposal for Slave Island station should include suggestions to maintain historic value and appearance of the existing building and congested and buildup environment.



## Other common and design guidelines

- a) Clearance from the following institutions needs to be taken
- Urban Development Authority
  - Coast Conservation Department
  - Fire Department
  - National Water Supply & Drainage Board
  - Ceylon Electricity Board
  - Civil Aviation Authority
  - Condominium Management Authority
  - National Building Research Organization if underground constructions are proposed
  - Sewer & Drainage Division of CMC
  - Solid Waste Management Division of CMC
- b) Design works should be compatible with the proposal of the Maritime City Project undertaken by the Urban Development Authority

### 1.4.3 Deliverables:

The railway stations should be developed incorporated with the proposed plaza development with following spaces for station requirements

Ground Floor

Railway track (Existing Two rail Tracks and provision for third rail track in sea side)  
Platforms  
Operating office/parcel room/tool room

1<sup>st</sup> Floor

Passenger entrance gates and lobby  
waiting area, Toilets, Ladies and gents Rest rooms  
Ticketing counters/ Vending machines  
Ticketing Gates  
Concourse Area  
Cafeteria / Restaurant  
SM offices / Parcel room  
Escalators / Lifts

2<sup>nd</sup> Floor

Staff Quarters

3<sup>rd</sup> and Upper floors

Hotels, apartments, restaurants, conference halls, shopping malls, etc

Parking facilities should be provided separately, in a land provided or in the station plaza building it self

#### **1.4.4 Expected Outcomes:**

The successful implementation of this project is expected to The project aims to Develop underutilized railway lands which are having high economic potential to income generating centers, and to enhance the overall passenger experience by providing modern, comfortable, and convenient facilities.

#### **1.5 Proposed Role and Responsibilities of Different Parties**

- a. Public Sector's Role: Public Sector will provide lands for a mutually agreed period, preparation of technical guidelines and beneficiary identification,
- b. Private Partner's Role: Designing, construction as per predetermined standards, and regulations, Financing, Maintenance of the Construction and Premises, Recover the cost. The bidder is required to contribute a portion of the revenue and a land rental fee to the And public party annually, over the contract period. Further the bidder is requested to transfer the possession of the property to the public party at the end of the contract period.

### **2.0 Eligibility Criteria / Qualification /Instruction:**

2.1 The interested applicants shall Have the financial capability, either individually or as part of a consortium, to undertake the proposed project.

2.2 Submission of Documents: Applicants must submit all required documents, including company profile, Conceptual project plan for projects (conceptual design for the development, briefed construction method statement, Project Financing plan), Approximate Investment Amount, proof of financial stability, project references, legal compliance certificates, etc. duly signed and authorized.

2.3 Instructions for Submission: Submissions must be made on or before 15.07.2024 to The Chairman, Cabinet Appointed Negotiation Committee (CANC), Ministry of Transport and Highways, 7th Floor, Sethsiripaya Stage II, Battaramulla, Sri Lanka. All documents should be provided in English. The application should include a cover letter stating the applicant's interest and highlighting their qualifications relative to the eligibility criteria.

### **3.0 Joint Ventures (JVs), Partnerships, and Consortiums: Ownership, Control, and Submission Clauses**

3.1 Ownership and Control Disclosure: The applicant must provide comprehensive details about its ownership and control structure. In cases where the applicant is part of a partnership, joint venture (JV), or consortium, detailed information about the ownership and control of each participating member must be disclosed. Any sanctions against JV members must be revealed.

### **4.0 Instructions to Bidders**

#### **4.1 EOI Document**

The EOI document encompasses the complete set of requirements and instructions necessary for applicants. This document contains:

- a. **Notice Inviting EOI:** Introduction and invitation to participate in 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
- b. **Documents Required:** Interested private sector entities must submit an Expression of Interest (EOI) that includes the following:
  - i. Form A (attached here)
  - ii. The company overview should include details of the entity's experience in local and international real estate development including experience in years and number of projects completed etc.
  - iii. Company Registration & letter of intent (if applicable) of Firm /Institute/each partner of Joint Venture
  - iv. Registration and regulatory compliance statement, including details of the entity's national registration (Business Registration No) and compliance with relevant regulatory bodies (applicable for foreign investors)
  - v. Certified/audited final accounts for the last 5 financial years
  - vi. Proposed PPP operations and financial strategy, including details of the entity's conceptual design and construction of additional facilities, and maintenance plan, marketing plan.
  - vii. Additionally, the entity should submit references from previous clients to support their claims.

**c. Bids must be prepared following these guidelines:**

**Language:** All documents should be submitted in English.

The final document must be no longer than 30 pages in length (any annexures will be excluded in the page count), with Times New Roman font, size 12, and 1.5 line spacing. The document should be justified, with a margin of 1 inch on all sides.

The bidder is expected to examine all instructions, Forms, Terms and Conditions in this EOI document. Failure to furnish all information required by the EOI document or submission of EOI not substantially responsive to the EOI document in every respect will be at the bidder's risk and may result in rejection of his bid. The bidder shall not make or cause to be made any alteration, erasure or obliteration to the text of the EOI document.

#### **4.2 Clarification on EOI Document**

Bidders seeking clarification on any aspect of the EOI document should request information on or before 01.07.2024 to ensure a comprehensive understanding. Clarifications can be sought via email, written request to Mr. Vimukthi Pathirana, Assistant Superintendent (Commercial)- Sales and Marketing Sri Lanka Railways [T.P. No. 0775647201, 0114600152, Email: [vimukthipathirana.slr@gmail.com](mailto:vimukthipathirana.slr@gmail.com)]. All clarifications must be submitted before 01.07.2024 and will be shared with all bidders. The Ministry of Transport retains the right to amend the EOI based on responses to the EOI. This could result in the procurement schedule being modified if necessary.

#### **4.3 Submission of EOI:**

The bidders are instructed to submit separate proposals for each station location, that they are interested in separate sealed envelopes, duly marking the envelopes as “Developing the [Name of the station] in the City of Colombo as Commercial Centers” on its top, left hand corner. These envelopes then be enclosed in one single envelope.

The EOI must be submitted in one original and a copy and clearly marked as “Original” and “Copy”. In addition, a soft copy in PDF format on a memory stick must be included. The EOI must be either delivered by hand or couriered to the address below, not later than 14.00 hours (Sri Lankan Time ) on 15-07-2024, and must be sealed in a plain envelope marked “Developing the Main Railway Station Buildings in the City of Colombo as Commercial Centers” on its top, left hand corner.

Applicants shall seal and signed the EOI.

**4.4 Late and Delayed EOI:** Submissions received after the specified deadline will be considered late and may not be accepted, subject to the Ministry of Transport and Highway’s discretion. It is crucial to adhere to the timeline to avoid disqualification.

**4.5 Bid Opening and Evaluation:** The bid opening will take place on 15-07-2024 at Ministry of Transport and Highways, 7th floor, Sethsiripaya, Stage II, Battaramulla, Sri Lanka. The evaluation process will:

- Assess bids based on the criteria specified in the EOI document.
- Shortlist bidders for further consideration or direct awarding of the project.

**4.6 EOI Processes and Program/Scheme Briefing Meetings:** Prospective bidders are encouraged to attend briefing meetings to gain a deeper understanding of the project and submission requirements. Please refer clause 4.7 for date time and venue of the meeting. Further details, including agenda and registration instructions, will be provided upon EOI submission or announced on [*Website/Notice Board*].

#### **4.7 Pre Bid Meeting**

Pre bid meeting is scheduled at 10.00 hours on 10.06.2024 at the Auditorium of Ministry of Transport and Highways, 7th floor, Sethsiripaya, Stage II, Battaramulla, Sri Lanka.

**Form A: Applicant's Details**  
**EOI: Public Private Partnership to Design, Build, Finance, Operate and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Centers**

01. Applicant contact Information

1	Name of the firm/institute/Joint Ventur	
2	Address of the firm/institute/Joint Venture	
3	Name of the Lead Partner	
3	Email	
4	Contact No	
5	Contact Person	
6	Name of the Contact Person	
7	Email	
8	Contact No	

02. Details of the Joint venture (if any)

1	Name of the Joint venture company	
2	Address of the firm/institute	
3	Name of the contact person	
4	Email	
5	Contact No	

Declaration of the Team Leader

I ..... hereby agree to the terms and conditions laid down by the Ministry of Transport and Highways in Expression of Interest (EOI) for Public Private Partnership to Design, Build, Finance, Operate and Maintenance (DBFOM) the Main Railway Station Buildings in the City of Colombo as Commercial Centers. I also agree that if awarded the project, I will discharge my capacities to the best to successfully complete and extend my consent and cooperation for the Ministry of Transport and Highways to develop the selected Station(s). I declare that details furnished above by me are true and correct.

.....  
Date

.....  
Name and Signature of the Lead Partner with Company  
Seal Authorized Signatory

Observations and Recommendations of the Head of the Institution responsible for implementation of the project.

1. Mr. E. M. S. P. K. Deegala - .....  
Chairman/Chief Engineer (Way & Works) - Sri Lanka Railway
  
2. Ms. P. R. B. Sumangali - .....  
Member/Chief Accountant - Ministry of Transport and Highways
  
3. Mr. H. P. Somathilake - .....  
Member/Director - Department of National Planning
  
4. Mr. W. L. K. Karunathilake - .....  
Member/Deputy Chief Engineer - Sri Lanka Railway
  
5. Mr. G. D. A. Samarasinghe - .....  
Member/Superintendent (Commercial) - Sri Lanka Railway
  
6. Mr. Nandana Gunaratne - .....  
Member/Senior Project Officer - National Agency for Public Private Partnership
  
7. Dr. (Mrs) R.A.C.H. Wijayasinghe - .....  
Member/Director (Planning) - Central Environment Authority
  
8. Mr. M. M. Anura Prasanna - .....  
Member/Director (Real Estate Development) - Ministry of Urban Development & Housing
  
9. Mr. Wasantha Kumara - .....  
Member/Deputy Director General - Road Development Authority