

SPECIFICATION FOR BUILDING TO BE RENT/PURCHASE FOR PROPOSED EXPANSION OF SRI LANKA INSTITUTE OF TOURISM AND HOTEL MANAGEMENT (SLITHM) AT KURUNEGALA.

1. Objective

The Sri Lanka Institute of Tourism and Hotel Management (SLITHM) intends to rent or purchase a fully constructed building to expand its operation the Kurunegala Hotel School. This facility must support training; administrative purposes aligned with hospitality education and services.

2. Location Requirement

The building must be located within close proximity (Should be located within approx. 1km radius to Kurunegala town) with easy access to public transport, amenities, and utilities.

3. Minimum Capacity Requirements

The facility must be able to accommodate a minimum of 1000 at a time with provisions for academic, practical, and administrative functions. Adequate provisions for future expansion are highly desirable.

4. Minimum Floor Area Requirements and Facilities

A minimum total floor area of approximately 40,000 sqft is required, ideally distributed across multiple levels (min. 3 floors) with the following functional areas:

- Basement /Parking Bay (4,500 sqft – 5,000 sqft)
 - Vehicle parking-to accommodate 10 light vehicles [3500 sqft]
 - Kitchen stores (dry and cold) [400 sqft]
 - Garbage collection point (wet & dry) [400 sqft]
 - Gas storage [50 sqft]
- Other floors (min. 3 floors) must be in sufficient area to accommodate following key components to run a hotel school (35,000 sqft- 40,000 sqft)
 - Reception and back office [1200 sqft]
 - Lobby and student encounter/promotional room [400 sqft]
 - Meeting room [700 sqft]
 - SLTDA coordinating office [1000 sqft]
 - Administration and finance division [800 sqft]
 - Main kitchen with hot, pastry, cold sections [2500 sqft]
 - Butchery [400 sqft]

- Chef's office [200 sqft]
- Storage rooms [400 sqft]
- Wash-up areas [800 sqft]
- Aboyer's point [400 sqft]
- Principal and faculty offices [1500 sqft]
- Departmental offices for Front Office, F&B, Housekeeping, Kitchen, Tourism [1000 sqft]
- Visiting faculty space [500 sqft]
- Meeting/board room [700 sqft]
- Pantry and common room [1000 sqft]
- Minimum 8 Lecture Halls for Housekeeping, F&B, Front Office, and Kitchen (CL & PL) [min. 580 Sqft to accommodate 36 students for one lecture hall]
- Management batch classrooms [600 sqft]
- Common halls [500 sqft]
- Auditorium [2450 sqft]
- Housekeeping mock-up room and storage [250 sqft]
- Linen and laundry rooms [500 sqft]
- Staff quarters (min. 2 units) [450 sqft]
- Student and staff cafeterias [2500 sqft]
- Changing/locker rooms (male/female) [700 sqft]
- Space for additional kitchen [1500 sqft]
- Library [1500 sqft]
- Computer/PMS Lab [1000 sqft]
- Student recreation area [1000 sqft]
- Lecture Halls 9 and 10 [1200 sqft]
- Practical restaurants (2 units) [3000 sqft]
- Bar and service counters [1000 sqft]
- Restaurant wash-up and store [700 sqft]

Facilities;

- 3-phase electricity supply
- Water supply with overhead tanks [NWSD& B connection with minimum 9000ltr overhead tank roof top water storage]
- Underground Sump – min 25000 ltr Capacity
- Elevator and staircase access to all floors [01 nos of passenger elevators (640Kg of Minimum Carrying Capacity,) 01 service elevators, (640Kg of Minimum Carrying Capacity) Staircase for each floor with the width of min 5ft.
- Adequate sanitation facilities on each floor [Male wash room with 03 WC, 03 Urinals,03 wash basins each floor, Female washroom with 03WC, 03 wash basins each floor]
- Entrance gate with elevated security hut.
- Proper sewerage and waste water discharge System for the entire building

5. Essential Services & Utilities.

Bidder shall mention the provisional sum for the following services and facilities separately.

- Backup generator capacity [630 KVA] with 6600ltr diesel storage tank.
- Water supply with overhead tanks [NWSD& B connection with 02 nos of 5000ltr overhead tank at roof top]
- Underground Sump – min 5000 ltr
- Elevator and staircase access to all floors [02 nos of passenger elevators, 01 service lift, staircase width min 5ft]
- Fire safety systems and fire exit arrangement [fully equipped]
- Internet and communication infrastructure [preferably SLT fiber connection with voice, peo TV and wifi to all floors]
- Central AC system for auditorium, bar, restaurants or individual AC units (Preferrable Split, cassette type) for the former mentioned key components. [Fully equipped]
- Sound Proofing Partitioning of each key component and the interior decoration to match with the hotel school standards.
- Public address system for all floors for proper communication.
- Entrance gate with security hut.
- Septic tank, waste water pits, soakage pits, man holes, grease traps and inspection chambers for proper sewerage and waste water discharge.
- Gas line for the kitchens and a lockable gas storage at basement.
- Kitchen exhaust system
- Lighting conductors with surge protectors.

6. Legal & Compliance Requirements

- Clear ownership/title deed or valid long-term lease agreement [Certified copies]
- Building must comply with local authority approvals and safety regulations [Approved building plans from UDA, Provincial council with C of C]
- Must be suitable for educational and hospitality operations [Class rooms with proper ventilation/illumination]

7. Bidder Information to be Provided (To be filled by the Bidder)

No	Description	Amount	Remarks
	Main Facility		
01	Building Facility as per mentioned in item no 04. Minimum Floor Area Requirements and Facilities		Only this will be considered for evaluation
	Total Amount		
	Additional Facilities		

02	<p>Additional facilities as mentioned in item no 05. Essential Services & Utilities.</p> <ul style="list-style-type: none"> • Backup generator capacity [630 KVA] with 6600ltr diesel storage tank. • Fire safety systems and fire exit arrangement [fully equipped] • Internet and communication infrastructure [preferably SLT fiber connection with voice, peo TV and wifi to all floors] • Central AC system for auditorium, bar, restaurants or individual AC units (Preferrable Split, cassette type) for the former mentioned key components. [Fully equipped] • Sound Proofing Partitioning of each key component and the interior decoration to match with the hotel school standards. • Public address system for all floors for proper communication. • Septic tank, waste water pits, soakage pits, man holes, grease traps and inspection chambers for proper Kitchen greywater, debris and waste water discharge. • Gas line for the kitchens and a lockable gas storage at basement. • Kitchen exhaust system • Lightning conductors with surge protectors. 	Rate Only	Rate Only. This will not be considered for evaluation.
	Total Amount		

Item	Description	Bidder's Response
	Name of Owner / Company	
	Location Address	
	Distance from Kurunegala Town	
	GPS Location	
	Total Floor Area (sqft)	
	Number of Floors	
	Year of Construction	
	Availability of Approvals (UDA/Municipal etc.)	
	Water Supply Source	
	Power Supply Details	
	Internet/Communication Infrastructure	
	Fire Safety System	
	Elevator Facility (Yes / No)	
	Parking Capacity	
	AC system	
	Expected Price (for purchase)	
	Expected Monthly Rent (if offering for rent)	
	Any Additional Features (Ex:- Solar power generation, etc)	