



CEYLON PETROLEUM CORPORATION
(Established by Parliamentary Act Number 28 Of 1961)

BIDDING DOCUMENT

**SUPPLY OF SANITARY AND GARDEN MAINTENANCE SERVICES
FOR ORUGODAWATTA TANK FARM AND WATER INTAKE
STATION**

Tender No REF- PD/SER/08/2026

**DEPUTY REFINERY MANAGER
(MAINTENANCE & PROJECTS)
CEYLON PETROLEUM CORPORATION,
REFINERY DIVISION,
SAPUGASKANDA,
KELANIYA**

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TENDER NOTICE

CEYLON PETROLEUM CORPORATION REFINERY DIVISION

SUPPLY OF SANITARY AND GARDEN MAINTENANCE SERVICES FOR ORUGODAWATTA TANK FARM AND WATER INTAKE STATION

Tender No REF- PD/SER/08/2026

The Chairman, Departmental Procurement Committee on behalf of Ceylon Petroleum Corporation (CPC) invites sealed bids from eligible bidders for “Supply of Sanitary and Garden Maintenance Services for Orugodawatta Tank Farm and Water Intake Station” for a period of one year.

To be eligible for awarding the Contract, the successful bidder shall not have been blacklisted and shall have complied with the eligibility and qualification criteria stated in the Bidding Document.

The bidders can download the bidding document from CPC website, i.e. - <http://ceypetco.gov.lk/public-tenders/>. The bidder should pay a non-refundable fee of Rs. 3,500.00 to Account No. 004100110208633 of Ceylon Petroleum Corporation of People’s Bank (Head Office) and the payment receipt should be submitted along with the Bid.

All bidders are requested to present for the site visit, to be held on **21/05/2026 at 10.00** hours at the Refinery Division, Sapugaskanda, Kelaniya.

The Bid will be closed at **14.00 hrs.** on **27/05/2026** and opened at the Office of Manager (Procurement & Stores) at the address given below, immediately after the closing time of the Bid.

Chairman, Departmental Procurement Committee,
C/o Manager (Procurement & Stores),
Ceylon Petroleum Corporation,
No. 609, Dr. Danister De Silva Mawatha,
Colombo 09,
Tele : 0117732977 / 0117296332
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1. INSTRUCTIONS TO BIDDERS (ITB)

1.1 Basis of Contract

The contract will be to supply materials and services for sanitary and garden maintenance services for the premises in Ceylon Petroleum Corporation (CPC), Orugodawatta Tank Farm (OTF) and Water Intake Station (WIS) at Kelaniya as per the terms and conditions in this bidding document, at the fixed price agreed in the contract for a period of 12 months.

1.2 Eligibility of the Bidder

The bidder shall not be blacklisted by any of the government, semi-government institution.

The bidder shall have experience in providing sanitary & garden maintenance services in similar nature and shall have completed at least one (01) similar type of service at the value over Rs. 10 million per year.

1.3 Bidding Documents

Bidding Document will consist of the followings:

1. Invitation to Bid (Tender Notice)
2. Instructions to Bidders
3. Conditions of Contract (CoC)
4. Scope of Work
5. Other Conditions of contract
6. Schedule of Prices
7. Form of Bid
8. Format for Bid Security Guarantee
9. Form of Agreement
10. Format of Performance Guarantee

1.4 Pre Bid Meeting & Site Visit

The Bidder will be required to attend a pre bid meeting, at the Training Centre of Ceylon Petroleum Corporation, Refinery Division, Sapugaskanda Kelaniya scheduled on 21/05/2026 at 10.00 hrs.

The Contractor will examine the sites and its surroundings, before submitting their bid and shall satisfy themselves as to the nature of the site and nature of the work and all relevant information as to risks, contingencies and other circumstances which may influence their tender.

CPC will not be responsible for any costs incurred by the prospective bidders involved with the attendance to this meeting.

Attendance to this meeting by an authorized and competent representative of the Bidder, along with a letter of authorization, will be compulsory.

Failure to attend the meeting will result in the Bid offer being rejected.

1.5 Schedule of Prices

All rates shall be furnished in the “**Schedule of Prices**” in “**SCHEDULE A**” & “**SCHEDULE B**” of this Bidding document.

The rates should be stated for the sanitary cleaning and garden maintenance works separately for two premises as specified in the “Schedule of Prices”.

The rates should be lump sum prices per month for the total work for employing labourers, (including all charges towards statutory compliance such as EPF, ETF, bonus, gratuity, leave compensation, supervision etc), supply of equipment, tools, consumables and all other overheads required to perform the relevant scope of work as per the bidding document.

The contractor is liable to supply additional services as and when requested by CPC. In case of such situations an additional payments will be made to the contractor as per the rates quoted for the additional services in the “Schedule of Prices”.

The rates should be specified separately for the consumables, as specified in the “Schedule B” (Bill of Quantities for Monthly Consumables requirement for sanitary cleaning work in the OTF and WIS).

Quoted rates should be free from any pre-conditions regarding payments etc. or otherwise offers are liable to be rejected.

There will be no escalation in the price during entire contract period.

Offers not sent in the given format and in the manner required will be rejected.

1.6 Value Added Tax

If the Bidder has registered for VAT, the amount (percentages) of VAT shall be indicated separately, along with VAT registration number of the Bidder.

1.7 Bid Security Guarantee

Each Bid shall be accompanied by a Bid Security Guarantee, undertaking that the offer will be valid for 90 days and that the offer will not be withdrawn during that period. Such Bid Security Guarantee shall be in the form of guarantee issued by a recognized commercial Bank in Sri Lanka and acceptable to the CPC, Refinery and should be encashable on demand and payable to CPC in a sum of Rupees One Hundred Eighty Thousand (Rs.180,000/=)

The Bid Security Guarantee shall be valid for 120 days (min. up to 24/09/2026) from the date of closing of the tender and shall be in the format given in Annex “B”, “Format for Bid Security Guarantee”.

Failure to submit the Bid Security Guarantee at the time or before the closing of tender and in accordance with the above said requirements will result in the tender offer being rejected. Bid Security Guarantee from unsuccessful bidder will be returned to them after an award is made in accordance with the above said requirements.

The Bid Security Guarantee of the successful bidder will be returned back to him after receipt of Performance Guarantee.

1.8 Documents / Information to be submitted with the Bid

The following documents / information shall be submitted with the bids.

- (1). The Original copy of the nonrefundable payment receipt
- (2). The Original copy of the Bid Security Guarantee
- (3). The Schedule of Prices (**Schedule A & Schedule B**), duly completed & signed
- (4). The Form of Bid (**Annex A**), duly completed & signed
- (5). Company profile
- (6). The bidder shall provide records of recently completed and currently ongoing jobs of a similar nature. The bidder is required to submit a completion report for at least one similar contract with a value exceeding Rs. 10 million
- (7). The bidder shall produce the evidence for payments of ETF and EPF contribution (ie C Form) to its presently working cleaning service employees for the past years.
- (8). Business Registration certificate.
- (9). VAT registration certificate (if registered)

1.9 Sealing & Marking of Bids

Bids shall be submitted in duplicates as per the conditions specified in this Bidding Document. The original and the duplicate of the Bid shall be placed in separate envelopes marked '**ORIGINAL**' and

'DUPLICATE'. Both envelopes shall be enclosed in one securely sealed cover, which shall be marked "**BID FOR THE SUPPLY OF SANITARY AND GARDEN MAINTENANCE SERVICES FOR ORUGODAWATTA TANK FARM AND WATER INTAKE STATION**" on the top left hand corner and the statement, "**DO NOT OPEN BEFORE 1400 hrs. on 27/05/2026** (to be completed with the time and date specified in the Bidding Document) and shall be addressed to:

**Chairman, Departmental Procurement Committee,
C/o Manager (Procurement & Stores),
Procurement & Stores Function,
No. 609, Dr. Danister De Silva Mawatha,
Colombo 09.**

If the outer envelope is not sealed and marked as required above, CPC will assume no responsibility for the Bids being misplaced or premature opening. If the outer envelope discloses the Bidder's identity, the CPC will not guarantee anonymity of the Bid submission but this disclosure will not constitute grounds for Bid rejection.

1.10 Period of Validity of Bids

All offers shall be valid for a minimum period of Ninety (90) days from the Date of Closing of the Bid. Bidders should however, clearly indicate the maximum period that their offers would be valid. A Bid valid for a shorter period will be rejected as non-responsive.

1.11 Modification, Substitution & Withdrawal of Bids

The Bidder may modify or withdraw his Bid after submission, provided that written notice of the modification or withdrawal is received by the CPC, prior to the deadline prescribed for Bid submission. The Bidder's modifications shall be prepared, sealed, marked and dispatched as follows:

- a) The Bidders shall provide an Original and a Duplicate, as specified in **the clause 1.9**, of any modifications to his Bid, clearly identified as such in two envelopes, duly marked "**BID FOR THE SUPPLY OF SANITARY AND GARDEN MAINTENANCE SERVICES FOR ORUGODAWATTA TANK FARM AND WATER INTAKE STATION**". The envelopes shall be sealed in an outer envelope, duly marked "**BID MODIFICATIONS**".
- b) A Bidder wishing to withdraw his Bid shall notify the CPC in writing prior to the deadline prescribed for the submission of Bids. A withdrawal notice may also be sent by Facsimile, but must be followed by the original, by post or by hand not later than the deadline for submission of Bids. The notice of withdrawal shall be forwarded to the address specified in **Clause 1.9**

Bearing the Bid name and the words "**BID WITHDRAWAL NOTICE**". Bid Withdrawal notices received after the deadline for submission of Bids will be ignored, and the submitted Bids will deem to be valid.

1.12 Closing of Bids

Bid offers, sealed and addressed as aforesaid, shall be sent under Registered Cover or delivered, to reach:

**Chairman, Departmental Procurement Committee,
C/o Manager (Procurement & Stores),
Procurement & Stores Function,
No. 609, Dr. Danister De Silva Mawatha,
Colombo 09.**

not later than 14.00 hrs on 27/05/2026.

If the bidders or their representatives choose not to send their bid offers under Registered Cover, they may deposit such Bids in the tender box provided for this purpose at the above address.

Any Bid received by the Chairman, DPC after the deadline for submission of Bids, will not be considered and returned unopened to the Bidder.

1.13 Opening of Bids

Bids will be opened immediately after the closing date and time fixed for receipt of Bids, at the office of **Manager (Procurement & Stores), Ceylon Petroleum Corporation, No. 609, Dr. Danister De Silva Mawatha, Colombo 09.**

The Chairman, DPC or his nominated representative will open the Bids, in the presence of the Bidders and / or their representatives, who choose to attend at the time on the date and at the opening place specified in the Bidding document.

1.14 Award Criteria

DPC will award the contract to the successful Bidder, whose Bid has been determined to be substantially responsive, lowest evaluated Bid, provided that the Bidder is determined to be qualified and capable to perform the contract satisfactorily.

Substantially responsive bidder shall provide all necessary details to prove their ability to provide a successful service.

The successful Bidder will be called upon to provide Sanitary and Garden Maintenance services for Orugodawaththa Tank farm and Water Intake Station at Kelaniya in conformity with the Tender Conditions for 12 Months with effect from the date of award.

The Successful bidder will be called upon to enter into an Agreement with CPC. A Specimen “**Form of Agreement**” is attached as **Annex –“C”**

1.15 Rights of the Procurement Committee to Accept or Reject any or all Bids

The Departmental Procurement Committee reserves the right to accept or reject any bid without giving reasons.

2. CONDITIONS OF CONTRACT (COC)

2.1 Performance Guarantee

On the tender being accepted, CPC shall notify such acceptance by a letter or fax to the successful bidder whose tender has been accepted. Such notification shall require the successful bidder to furnish at his own cost and expenses, a Performance Guarantee through a reputed Commercial Bank in Sri Lanka acceptable to the Refinery in a sum of not less than 10% of the full contract price of the successful tenderer within one week. The Performance Guarantee shall be valid for 13 months and shall be strictly in the form given in Annex “D”, “Format for Performance Guarantee” which will be released after successful completion of the job awarded.

If the successful Bidder fails to furnish the Performance Guarantee as provided therein, the bid will be rejected and such bidder will be placed in the list of defaulting contractors.

Further the successful Bidder, in the event of his failure to furnish the Performance Guarantee as required, shall be liable for any losses, costs, expenses and damages, which the CPC may sustain in consequence of such failure and the forfeiture of his Bid Security Guarantee.

2.2 Validity of Bid offer

The rates quoted shall be valid for a period of 12 months commencing from the date of award of the Contract & no rate increase will be entertained.

2.3 Payment

Payments will be made on monthly basis. The Contractor shall send the invoices to CPC for the services given, at the end of each month and CPC Officer- In-charge of this work will certify the bill if the works are carried out satisfactorily.

CPC will be particular about attendance of the labourers and any failure to employ minimum required labour force, the deductions/ penalties will be imposed as Clause 2.4.

The monthly payment will also be adjusted based on the actual quantities of consumables supplied within the relevant month and calculated according to the rates mentioned in the “SCHEDULE B”.

2.4 Deductions/ Penalties

CPC Officer will inspect the sites from time to time to assess whether the works are being executed satisfactory.

2.4.1 If the works are found unsatisfactory, CPC reserves the right to impose zone wise or category wise deductions or penalties from the monthly payment as determined by CPC.

2.4.2 In case the contractor fails to employ required labour force as mentioned in the Bidding document, CPC has right to make deductions as penalties from the monthly payment as follows.

- a. In the absence of a Supervisor, either 0.21 % of the total monthly cost (E) or the quoted rate per day for additional service, whichever the higher amount will be deducted for a day.
- b. In the absence of a Garden worker, either 0.17 % of the total monthly cost (E) or the quoted rate per day for additional service, whichever the higher amount will be deducted for a day.
- c. For absence of a Sanitary labour, either 0.17 % of the total monthly cost (E) or the quoted rate per day for additional service, whichever the higher amount will be deducted for a day.
- d. For absence of tractor driver, either 0.19 % of the total monthly cost (E) or the quoted rate per day for additional service, whichever the higher amount will be deducted for a day.

2.4.3 If the contractor fails to provide the minimum monthly consumables, CPC has right to make deductions as penalties from the payment as per the rates quoted in the Schedule of Prices in Schedule B.

2.4.3 If the contractor fails to provide mandatory tools/ machineries, CPC has the right to impose penalties at its discretion up to maximum of 50%.

2.5 Rights of CPC

CPC, reserves the right to place orders for carrying out garden maintenance and sanitary cleaning services in any other form as might be considered necessary in the circumstances and the Corporation does not bind itself to place orders on any one particular contractor exclusively. However, once the award has been made and rates of any successful Bidder accepted, he will be bound to supply the services stipulated in the contract, at the accepted rates.

2.6 Termination of Contract

CPC also reserves the right to terminate the contract by giving one month’s notice without assigning any reason.

In the case of any failure to provide required services throughout the month as per the tender conditions and the CPC satisfaction, CPC reserves right to terminate the contract without asking any reason, in which event the Performance Guarantee will be forfeited and the contractor will be placed in the list of defaulting contractors.

2.7 Arbitration

All disputes arising between the parties hereto or their respective representatives, in connection with this contract, during its continuance or at any time after the termination thereof, shall be referred for Arbitration.

Arbitration shall be conducted under the rules of the Arbitration Centre of the Institute of the Development of Commercial Law & Practice (ICLP) in Sri Lanka and in accordance with the Arbitration Act No. 10 of 1995 of Sri Lanka.

3. SCOPE OF WORK

The contractor shall provide sanitary and garden maintenance services for the Orugodawatta Tank Farm (OTF) and the Water Intake Station (WIS) at Kelaniya as follows. The number of labourers shall be adjusted depending on their capabilities to ensure the satisfactory execution of the cleaning work and to maintain a neat and tidy environment throughout the day. Supervision of all activities at both premises shall be carried out by a qualified labour supervisor.

The minimum labour force to be employed is as follows.

1. Minimum of 01 No. Supervisor
2. Minimum of 01 No. Tractor driver
3. Minimum of 03 No. Sanitary labourers
 - 02 No. for Orugodawatta Tank Farm
 - 01 No. for Water Intake Station
4. Minimum of 09 No. Garden maintenance labourers
 - 07 No. for Orugodawatta Tank Farm
 - 02 No. for Water Intake Station

3.1 Orugodawatta Tank Farm (OTF)

3.1.1 Sanitary Cleaning Services

Category	Main Job scope	Working Days	Working Hours
Sanitary Cleaning labours	Janitorial and office cleaning services in OTF premises	Two labours from Monday to Saturday except Mercantile holidays. Only One labour for Sundays and Mercantile holidays Additional Working requirement shall be provided upon extra work request of CPC and the payment will be made under extra duty rates given in schedule of prices (Item No. F)	7.30 a.m to 5.00 p.m.
Supervisor	Supervising the cleaning and garden maintenance work of OTF (supervision of water intake premises will be required whenever required)	From Monday to Saturday except Mercantile holidays. Additional Working requirement shall be provided upon extra work request of CPC and the payment will be made under extra duty rates given in schedule of prices (Item No. F).	7.30 a.m to 5.00 p.m

- The following works are required to be carried out in the buildings, yards and different sections at Orugodawatta Tank Farm including Main security building, fire section, Main operation Building, rest rooms, security points, tank farm control room, Security turrets, Garage and all toilet units. The service shall include following major scope however, contractor is liable to carry out any other related service need of CPC, as instructed.

a) Daily Cleaning

- i). Dusting and Cleaning Office furniture, equipment, glass partitions and windows.
- ii). Sweeping, mopping of tiled/ cement floor areas and vacuum cleaning of carpets.
- iii). Cleaning of Toilets at least twice a day to ensure proper cleanliness and hygienic conditions.
- iv). Cleaning of commodes, squatting pans and urinals. WCs, bowl interiors with a brush and CPC approved toilet cleaner.
- v). Cleaning of commode seats (both sides) and covers sides, pipes and flush tanks with CPC approved detergents /disinfectant solution.
- vi). Cleaning of wash basins, showers, soap dishes, tapes, etc. using CPC approved detergent solution and wiped dry.
- vii). Cleaning of all tiled/ cement floor areas and tiled wall in toilets and mopping using CPC approved detergents / disinfectant solutions and drying and keeping floors dry and slip free.
- viii). Cleaning and polishing mirrors to leave a bright sparkling finish.
- ix). Collecting rubbish in refuse bags and depositing at designated refuse collection points.
- x). Air freshener cubes shall be placed in the toilets to avoid odor.
- xi). Hand wash bottles shall be placed on each wash basins.

b) Weekly Cleaning

- i). Cleaning of toilet walls thoroughly using CPC approved detergent / antibacterial agent.
- ii). Cleaning of internal and external glass, associated window frames and fan lights using CPC approved material.
- iii). Vacuum cleaning of window tracks.
- iv). Removing of cobwebs and cleaning of all walls and ceilings

c) Other work to be carried out

- i). Cleaning all gullies and clearing blockages in the waste water pipelines, drain pipes in buildings when they are clogged.
- Contractor shall provide all detergents and cleaning materials, equipment, machines and all necessary supplies for carrying out the above mentioned work.
 - The following minimum monthly quantities of detergents and cleaning materials for sanitary cleaning work shall be provided to Refinery stores at the beginning of each month. However, the contractor shall provide additional materials if the specified minimum quantities are not sufficient to perform regular services.

Item Description	Minimum Quantity per Month (Nos.)
Air freshener 4L	01
Naphtha ball 200g packet	01
Tile Cleaner 2L	01
Toilet Cleaner 4L	01
Hand wash liquid 1L	03
Perfumed pine Disinfectant Liquid 4L	02
VIM Powder 650g	03
Serviette	10

Table 1 : Consumables for sanitary cleaning work in OTF

3.1.2 Garden maintenance Service

Category	Main Job scope	Working Days	Working Hours
Garden maintenance labours	Garden Maintenance Services in OTF premises	Seven labours & one tractor driver from Monday to Saturday except Mercantile Holidays Additional Working requirement shall be provided upon extra work request of CPC and the payment will be made under extra duty rates given in schedule of prices (Item No. F).	7.30a.m to 5.00p.m.

For efficient maintenance of OTF garden, the total area is divided into two major areas as follows. The contractor shall assign sufficient labourers to these areas to ensure proper cleaning and maintenance.

Area	Description of area
Zone 1	Inside the Tanks compound from the edge of the roads
Zone 2	RPG fence, normal fence and the area from RPG fence to normal fence and all other areas in OTF excluding areas mentioned in Zone 1

- The following works are required to be carried out in the OTF garden in order to maintain surrounding neat and tidy.
 - i). Cutting/ trimming of grass by manually or using grass cutting machine/ lawn mower at regular intervals of time to give uniform look (grass height – only about 1”).
 - ii). Trimming and shaping of hedges and plants.
 - iii). Weeding out wild plants & unnecessary grass.
 - iv). Pruning/ trimming branches of unnecessary/ unsafe trees (removable with hand tools), as per the instruction of CPC.
 - v). Sweeping & cleaning of all roads regularly and removing of weeds, grass, and unwanted plants etc., that grow on the sides of the roads and disposing properly and keeping them in a neat and clean condition.

- vi). All the wild plants on the tank's concrete base, stair case base and around building wall should be removed twice a month.
 - vii). Cleaning of fences (inside & outside boundary fences) including 9m high RPG fence. Fences should be cleaned properly to ensure clear visibility on both sides.
 - viii). Watering for grass, plants, trees and flower bushes etc.
 - ix). Maintaining of flower beds, tree pots.
 - x). Overall maintenance of all open areas, lawns, gardens, roads and tank area in a very cleaned and Cleaning of drains around the buildings.
 - xi). Cleaning of roadside gullies monthly and storm water gully blockages when the need arises.
 - xii). Disposing diseased rats and mice and burying carcasses of diseased pigeons, crows and dogs when the need arises
 - xiii). Collecting garbage on daily basis and transporting to a location specified by CPC inside or within 1km from OTF twice a week as per the acceptable manner to local authorities.
 - xiv). Service of a suitable vehicle shall be provided to remove garbage bins, rubbish, cutting grass, sand etc.
- Following machinery, tools and consumables for OTF garden maintenance and cleaning services are to be provided by the contractor to perform the above scope of work.
- A tractor with a trailer
 - Grass Cutters (06 Machines), Lawn Movers where necessary, Mini Excavator, etc.
 - Brooms, Ekel Brooms, Rakes, Wipers, Brushes, Mops, Pruning tools, garden Shears, Shovels, Gardening Knives etc.
 - Fuel & Lube oil for machineries and tools

3.2 Water Intake Station (WIS)

3.2.1 Sanitary Cleaning Services

Category	Main Job scope	Working Days	Working Hours
Sanitary Cleaning labours	Janitorial and office cleaning services in WIS	One labour from Monday to Saturday except Mercantile holidays. Additional Working requirement shall be provided upon extra work request of CPC and the payment will be made under extra duty rates given in schedule of prices (Item No. F)	7.30a.m to 5.00p.m.

- The following works are required to be carried out in the main building, Security section and all toilet units.
- i). Cleaning of toilets twice a day to ensure proper cleanliness and hygienic conditions..
 - ii). Mopping and drying all tiled floor areas.
 - iii). Mopping and drying all cement/hard floor areas.

- iv). Cleaning all gullies and blockage in the waste water pipelines.
- v). Clearing drain pipes in buildings when they are clogged.

- Con\ shall provide all detergents and cleaning materials, equipment, machines and all necessary supplies for carrying out the above mentioned work.
- The following minimum monthly quantities of detergents and cleaning materials for sanitary cleaning work shall be provided to Refinery stores at the beginning of each month. However, the contractor shall provide additional materials if the specified minimum quantities are not sufficient to perform regular services.

Item Description	Minimum Quantity per Month (Nos.)
Air freshener 4L	01
Naphtha ball 200g packet	01
Tile Cleaner 2L	01
Toilet Cleaner 4L	01
Hand wash liquid 1L	01
Perfumed pine Disinfectant Liquid 4L	01
VIM Powder 650g	03
Serviette	05

Table 2 : Consumables for sanitary cleaning work in WIS

3.2.2 Garden Maintenance Service

Category	Main Job scope	Working Days	Working Hours
Water Intake Station	Garden Maintenance Services in WIS	Two labours from Monday to Friday except Mercantile Holidays Additional Working requirement shall be provided upon extra work request of CPC and the payment will be made under extra duty rates given in schedule of prices (Item No. F).	7.30a.m to 5.00p.m.

- The following works are required to be carried out in the WIS garden in order to maintain surrounding neat and tidy.
 - i). Cutting/trimming of grass by manually or using grass cutting machine/ lawn mower at regular intervals of time to give uniform look (grass height – only about 1”).
 - ii). Trimming and shaping of hedges and plants.
 - iii). Weeding out wild plants & unnecessary grass.
 - iv). Pruning/ trimming branches of unnecessary/ unsafe trees (removable with hand tools), as per the instruction of CPC.

- v). Cleaning of all roads regularly and removing of weeds, grass, and unwanted plants etc., that grow on the sides of the roads and disposing properly and keeping them in a neat and clean condition.
 - vi). Overall maintenance of all open areas, lawns, gardens, roads and tank area in a very cleaned and attractive condition in order to give a beautiful look.
 - vii). Cleaning of all areas belonging to the reservoir and the fences (inside and outside) on the banks of the Kelani River.
- Following machineries, tools and consumables are to be provided by the contractor for WIS garden maintenance and cleaning services to perform the above scope of work.
- i). Grass Cutters (02 Machines), Lawn Movers, etc.
 - ii). Brooms, Ekel Brooms, Rakes, Wipers, Brushes, Mops, Purning tools, garden Shears, Shovels, Gardening Knifes etc.
 - iii). Fuel & Lube oil for machineries and tools.

Important:

- ✦ Only Nylon wire with bush cutters or Lawn Mover shall be used for areas inside the tank Dike wall, around pipelines and pump houses.
- ✦ When cutting grass using machines, a frame with mesh should be used to cover pipelines and equipment.
- ✦ Fire permits shall be obtained and the service of a standby OTF / WIS fireman shall be arranged when cutting grass inside the tank farm tank dike walls.
- ✦ The quality of the detergents/ cleaning materials/ consumables shall be manufactured by a reputed manufactures having ISO 9001 quality management system certification and acceptable to the CPC expectation.
- ✦ All the containers shall be unopened and sealed as per Manufactures Standards.
- ✦ All the equipment, tools and machineries shall be suitable for intended purposes and acceptable to the CPC standards.

3.3 Other Conditions of Contract

- 3.3.1. All activities shall be supervised by the supervisor and he will oversee the work at both sites to ensure that the maintenance is carried out properly.
- 3.3.2. Necessary outfits, overalls, gumboots, helmets, gloves, face shields & all personnel protective wear are to be supplied by the contractor.
- 3.3.3. All labourers employed shall be physically fit males of 18-60 years of age and shall have ability to use all necessary machineries & equipment.
- 3.3.1. The drivers employed to assist with garden cleaning work must be disciplined, possess a driving license issued by the Commissioner General of Motor Traffic, and pass a trial and test conducted in accordance with the CPC accepted procedure.
- 3.3.2. The labourers employed are expected to be honest and diligent people with a good moral conduct. In case any of the labourer so provided is not found suitable or in the event of any act of misconduct by any employee of the contractor, the contractor shall

take immediate action to remove such employee and replace him with a suitable employee in order to prevent disruption of the service. The contractor shall be fully responsible of the discipline of his workers to maintain the dignity of CPC.

- 3.3.3. Attendance registers are to be maintained at both premises to record the attendance of labourers. The contractor is responsible for keeping the monthly attendance records for their employees and failure will result in deduction from the particular month's bill. The supervisor's arrival and departure times must be recorded and available at either of the two premises.
- 3.3.4. The contractor shall be responsible for paying fair and reasonable wages in compliance with relevant categories of Wages Board Ordinance to the labourers involved in this service and their EPF and other obligations.
- 3.3.5. If there is any damage to the CPC property or any other financial burden on the CPC because of willful or negligent action by the labourers, CPC shall be entitled to recover the same by means of compensation from the contractor.
- 3.3.6. The contractor is liable to supply cost break down of the quoted price as and when requested by CPC.
- 3.3.7. The contractor is expected to obtain blanket insurance cover for all labourers involved, against accidents, injuries, deaths etc. Any type of losses due to any such incident is the sole responsibility of the contractor.
- 3.3.8. All works should be carried out according to CPC Fire and Safety Regulations.
- 3.3.9. All labourers involved shall be highly reliable people who are personally known to the contractor. They shall all be screened with police clearance reports, which will be a mandatory requirement (if requested by CPC). Producing of these reports shall be the responsibility of the contractor.

SCHEDULE A

SCHEDULE OF PRICES**SUPPLY OF SANITARY AND GARDEN MAINTENANCE SERVICES FOR
ORUGODAWATTA TANK FARM AND WATER INTAKE STATION**TENDER NO REF- PD/SER/08/2026**CEYLON PETROLEUM CORPORATION
REFINERY DIVISION**

Location	Category	Description	Total Monthly Cost (without VAT) (Rs)
Orugoda waththa tank farm (OTF)	Sanitary Cleaning Services	A. Total cost including man power, equipment, consumables (including consumables mentioned in the Table No. 1 in the scope of work) and other overhead relevant to the sanitary cleaning service as per the bidding document.
	Garden Maintenance Services	B. Total cost including man power, equipment, consumables and other overhead relevant to the garden maintenance service as per the bidding document. B 1. - Zone 1 : Inside the Tanks compound from the edge of the roads. B 2. - Zone 2 : RPG fence, normal fence and the area from RPG fence to normal fence and all other areas in OTF excluding areas mentioned in Zone 1
Water Intake Station (WIS)	Sanitary Cleaning Services	C. Total cost including man power, equipment, consumables (including consumables mentioned in the Table No. 2 in the scope of work) and other overhead relevant to the sanitary cleaning service as per the bidding document.
	Garden Maintenance Services	D, Total cost including man power, equipment, consumables and other overhead relevant to the garden maintenance service as per the bidding document.
E. Total monthly cost for supply of sanitary & garden maintenance services for OTF & WIS - (A+B1+B2+C+D)		

Description	Rate per Day (07:30 h-17:00 h) (w/o VAT)	Rate per OT hour (w/o VAT)
F. To supply additional services as and when requested by CPC for special days and special occasions.		
For a Supervisor
For a Tractor driver
For a sanitary labourer/ Janitor
For a garden worker

Note :

VAT Registration No. is to be indicated, if VAT is paid by the bidder in respect of this service. If it is not indicated in the quotation, CPC will not pay VAT component.

VAT Registration No :- (If applicable only)

Signature :

Date :

Name :

Designation :

Company Name :

Company Stamp:

Address :
.....

Telephone No :

Fax No :

SCHEDULE B

1. Bill of Quantities for Monthly Consumables requirement for sanitary cleaning work in OTF

Item Description	Quantity (Nos.)	Unit Cost (Rs) w/o VAT	Total Cost (Rs) w/o VAT
Air freshener 4L	01		
Naphtha ball 200g packet	01		
Tile Cleaner 2L	01		
Toilet Cleaner 4L	01		
Hand wash liquid 1L	03		
Perfumed pine Disinfectant Liquid 4L	02		
VIM Powder 650g	03		
Serviette	10		
Total Cost			

2. Bill of Quantities for Monthly Consumables requirement for sanitary cleaning work in WIS

Item Description	Quantity (Nos.)	Unit Cost (Rs) w/o VAT	Total Cost (Rs) w/o VAT
Air freshener 4L	01		
Naphtha ball 200g packet	01		
Tile Cleaner 2L	01		
Toilet Cleaner 4L	01		
Hand wash liquid 1L	01		
Perfumed pine Disinfectant Liquid 4L	01		
VIM Powder 650g	03		
Serviette	05		
Total Cost			

Company Name :

Address :

.....

Signature :

Date :

Designation :

Company Stamp:

Telephone No :.....

FORM OF BID

To: The Chairman
Departmental Procurement Committee (Minor)
Ceylon Petroleum Corporation
Refinery Division
Sapugaskanda
Kelaniya
SRI LANKA

From:

Sir,

A-1 Having familiarized ourselves with the formal request for Instruction to Bidders and Conditions of contract, for "Supply of Sanitary and Garden Maintenance Services for Orugodawatta Tank Farm and Water Intake Station.", we offer to complete the whole of said services in conformity with the said document.

A-2 Unless and until a formal agreement is prepared and executed this Bid offer together with your written acceptance thereof shall constitute a binding contract with us.

A-3 We understand you are not bound to accept the lowest or any Bid offer you may receive.

A-4 The Bid we are offering is complete and fulfills the requirements discussed in the Bidding document.

A-5 We agree to abide by this Bid offer for the period of Ninety (90) days from the date of opening of the same. Conditions and prices quoted will remain binding upon us and may be accepted at any time before the expiration of the period.

A-6 We agree to be bound by the Tender, Tender Conditions and Performance Guarantee.

A-7 We affirm that providing of the said services will commence within 14 days after we receive notice of acceptance of our Bid from the CPC.

A-8 We offer the prices as given in the "Schedule of Prices" for "Supply of Sanitary and Garden Maintenance Services for Orugodawatta Tank Farm and Water Intake Station" as detailed out in this tender document.

We agree that it is open to the Procurement Committee to reject this offer or to accept.

Dated this day of2026.

Signature.....in the capacity of.....

..... duly authorized to sign tenders for and on behalf of :

Name

Address

Witnesses:

- 1. Signature: Name: Address :
2. Signature: Name: Address:

FORMAT FOR BID SECURITY GUARANTEE

[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: Deputy Refinery Manager (Maintenance & Projects), Ceylon Petroleum Corporation, Refinery Division, Sapugaskanda, Kelaniya [insert (by PE) name and address of Employer]

Date: ----- [insert (by issuing agency) date]

BID SECURITY 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 "**Supply of Sanitary and Garden Maintenance Services for Orugodawatta Tank Farm and Water Intake Station**" [insert name of Contract] under Invitation for Bids No. **REF-PD/SER/08/2026** [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 words] 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 ITB"); or
- (c) having been notified of the acceptance of its Bid by the Employer 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 ITB.

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 representative(s)]

FORM OF AGREEMENT

This CONTRACT (hereinafter called the “Contract”) is made the *[day]* day of the month of *[month]*, *[year]*, between, on the one hand, CPC and, on the other hand, *[name of Service Provider]* (hereinafter called the “Service Provider”).

WHEREAS

- (a) The CPC has requested the Service Provider to provide certain Services as defined in the Conditions of Contract and Contract Data attached to this Contract (hereinafter called the “Services”);
- (b) The Service Provider, having represented to the CPC that they have the required skills, and personnel and resources, have agreed to provide the Services on the terms and conditions set forth in this Contract at a contract price of _____ ;

NOW THEREFORE the parties hereto hereby agree as follows:

1. The following documents attached hereto shall be deemed to form an integral part of this Contract:
 - (a) The Conditions of Contract;
 - (b) The Contract Data;
 - (c) The Form of Bid
 - (d) The Schedule of Prices
 - (e) The CPC’s Requirements
 - (f) The following Appendices : *[Note: If any of these Appendices are not used, the words “Not Used” should be inserted below next to the title of the Appendix and on the sheet attached hereto carrying the title of that Appendix.]*
 - Appendix A: Description of the Services
 - Appendix B: Schedule of Payments
 - Appendix C: Key Personnel
 - Appendix D: Breakdown of Contract Pric
 - Appendix E: Services and Facilities Provided by the Employer
2. The mutual rights and obligations of the CPC and the Service Provider shall be as set forth in the Contract, in particular:
 - (a) The Service Provider shall carry out the Services in accordance with the provisions of the Contract; and
 - (b) The CPC shall make payments to the Service Provider in accordance with the provisions of the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

For and on behalf of CPC

[Authorized Representative]

For and on behalf of *[name of Service Provider]*

[Authorized Representative]

FORMAT FOR PERFORMANCE GUARANTEE

.....
[Issuing Agency’s Name, and Address of Issuing Branch or Office]

Beneficiary: Deputy Refinery Manager (Maintenance & Projects), Ceylon Petroleum Corporation, Refinery Division, Sapugaskanda, Kelaniya. [Name and Address of Employer]

Date:

PERFORMANCE GUARANTEE NO.:

We have been informed that [Name of Contractor] (Hereinafter called “the Contractor”) has entered into Contract No..... [Reference number of the contract] dated.....with you, for the “**Supply of Sanitary and Garden Maintenance Services for Orugodawatta Tank Farm and Water Intake Station**”.[name of contract and brief description of Service] (hereinafter called “the Contract”).

Furthermore, we understand that, according to the conditions of the Contract, a performance guarantee is required.

At the request of the Contractor, we..... [Name of Agency] hereby irrevocably undertake to pay you any sum or sums not exceeding in total an amount of [Amount in figures] (.....) [amount in words], upon receipt by us of your first demand in writing accompanied by a written statement stating that the Contractor is in breach of its obligation(s) under the Contract, without your needing to prove or to show grounds for your demand or the sum specified therein.

This guarantee shall expire, no later than the.....day of....., 20..... [Insert date, 28 days beyond the Intended Completion Date] and any demand for payment under it must be received by us at this office on or before that date.

[Signature(s)]