

INVITATION FOR BID

SELECTION OF A RESTAURANT OPERATOR TO LEASE, MANAGE, MARKET, AND OPERATE SOUTH ASIA'S TALLEST REVOLVING RESTAURANT AT THE COLOMBO LOTUS TOWER

BID NO: CLT/PRO/TEN/NCB/RFP/26/02



The Chairman, Revenue Procurement Committee, on behalf of the Colombo Lotus Tower Management Company Private Limited (CLTMC), now invites sealed bids from eligible, suitably qualified and experienced restaurant operators to lease, manage, market, and operate the revolving restaurant at the Colombo Lotus Tower Building and associated support spaces under a long-term commercial lease arrangement as outlined below:

1. The Scope of the Services:

The selected operator shall be responsible for delivering a luxury dining concept that enhances the brand value, visitor experience, and commercial performance of Colombo Lotus Tower, while safeguarding the reputation, operational integrity, safety, and commercial interests of CLTMC at all times. (Further details of the scope of the services are included in the Bidding Documents)

2. The period of the Service is five (05) years.

The bidding will be conducted following the National Competitive Bidding method outlined in the Procurement Guidelines-2024 for Goods, Works and Non-Consultancy Services issued by the National Procurement Commission, Sri Lanka.

3. Qualification requirements include:

- The Bidder shall have a minimum of five (05) years of continuous experience in operating at least one luxury restaurant with minimum 200 seating capacity within a five-star level hotel category during the last ten (10) years. (The Bidder shall have a valid certificate issued by the Sri Lanka Tourism Development Authority (SLTDA) confirming the star class classification).
- The minimum average annual turnover of similar services performed during the last three years (2022/2023, 2023/2024, 2024/2025) shall be LKR 750 million.
- Availability of competent management, culinary, operations, and compliance personnel to mobilize and run the facility to the required standard.

4. Interested bidders may purchase a complete set of Procurement Documents in the English language on the submission of a written request to the address below and upon payment of a non-refundable fee of LKR 60,000.00 in cash to the Finance Department located at the 1st Floor, Colombo Lotus Tower Management Company (Pvt.) Ltd, during 09:00 a.m. to 3:00 p.m. on working days from 20th July 2026 to 18th August 2026.

5. Interested bidders may obtain further information and inspect the Bidding Document free of charge at the same office or via the website: <https://colombolotustower.lk/procurement-notice/>

6. The Pre-Bid Meeting will be held at the same place at 2.00 pm (14.00 hour) on 06th August 2026.

7. Sealed Bids must be delivered at or before 2.00 pm (14.00 hour) on 19th August 2026 addressing to Chairman - Revenue Procurement Committee, 1st Floor, Procurement Division, Colombo Lotus Tower Management Company (Pvt.) Ltd, No. 320, D.R. Wijewardana Mawatha, Colombo 10. Late bids shall be rejected.

8. The Bids will be opened immediately after the closing time in the manner explained in the Bidding Documents in the presence of the bidders/representatives who choose to attend in person at the address below.

9. All bids must be accompanied by a "Bid-Security" in LKR. 10,000,000.00, issued by a Commercial Bank operating in Sri Lanka approved by the Central Bank of Sri Lanka, valid up to 31st December 2026 using the form provided in the Bidding Document.

The address referred to in the above clause No. 4, 5, 6, 7 and 8 are:

Address:
Procurement Division,
1st Floor, Colombo Lotus Tower Management Company (Pvt.) Ltd,
No 320, D. R. Wijewardana Mawatha,
Colombo-10.

For more details:
Tel: 011-2108300 / 074 390 5564 / 074 201 2366,
Email: tender@colombolotustower.lk



Chairman,
Revenue Procurement Committee,
Colombo Lotus Tower Management Company (Pvt) Ltd
No. 320, D R Wijewardana Mawatha, Colombo-10.

