



# Palau Public Utilities Corporation

## REQUEST FOR PROPOSAL RFP PUC17-003 for APS BUILDING MAINTENANCE & IMPROVEMENT PROJECT

Issued on : November 18, 2016  
Closing Date : December 16, 2016  
Pre-bid Conference Date : November 30, 2016  
Request For Proposal (RFP No.) : RFP PUC17-003  
Corporation : Palau Public Utilities Corporation (PPUC)  
PO Box 1372, Oldiais Building, Medalaii, Koror  
Republic of Palau 96940  
Country : Republic of Palau

# Table of Contents

1.	PREFACE	1
2.	BACKGROUND	1
3.	SCOPE OF WORK	1
4.	PPUC ADVICE AND ASSISTANCE	3
5.	CONTRACTOR REQUIREMENTS	3
6.	OBTAINING RFP	3
7.	PROPOSAL REQUIREMENTS	4
8.	SUBMISSION OF PROPOSALS	4
9.	PAYMENT TERMS	4
10.	EVALUATION AND SELECTION PROCESS	4
11.	GENERAL CONDITIONS	4
12.	CONTRACT CLAUSES	6
13.	CONTACT DETAILS	6
	APPENDIX 1- BID FORM	7
	Appendix 2: Schedules of Rates and Prices	8
	APPENDIX 3- PLANS	11

## 1. PREFACE

This Request for Proposals (RFP) for the APS Building Maintenance & Improvement Project has been prepared by Palau Public Utilities Corporation - Electric Power Operations (PPUC-EPO). PPUC-EPO wishes to receive Proposals from all interested persons or firms eligible to operate and with the capability to supply the services in the Republic of Palau.

## 2. BACKGROUND

The Palau Public Utilities Corporation (PPUC) provides power, water and sewerage services to Koror and other areas in the Republic of Palau. PPUC intends to repair, improve APS Building and its Appurtenances to improve its capacity, efficiency, reliability and environmental safety.

Anguar Power System (APS) Building and Appurtenances was built on the late 90's, and slowly showing deformation like Rotten Wall and Door Jamb, Metal Wall and Steel Structures are slowly developing rust. This RFP is prepared by PPUC, to prevent further Damage to the existing Building and Appurtenances. APS is located in Anguar Republic of Palau.

In preparation to the growing need of APS this RFP also includes building a new 10 ft. by 18 ft. housing for the new Electrician to be assign to APS alone, at same time this can be used by PPUC personnel during Engine Overhaul and Repair and building a New Warehouse and Workshop.

The Republic of Palau comprises of 350 tropical islands and islets located in the western most part of Micronesia about 600 miles (960 kilometers) East of Mindanao, Philippines and some 800 miles (1,280 kilometers) southwest of Guam. Palau lies between 8°10'N/3°N Latitude and 132°45'/134°25'E Longitude. The main group of Palau Islands is dominated by the 150 square mile (390 square kilometers) island of Babeldaob—Palau's largest land mass.

PPUC was created in 1994, the same year Palau gained independence as a sovereign nation. Since then, PPUC has been operating the national electric utility and the distribution facilities, which now covers about 47 linear miles of 34.5KV transmission and 114 linear miles of 13.8KV distribution lines.

Palau has a current real capacity of slightly over 28MW with power plants located at Koror, Aimeliik, Peleliu, Angaur and Kayangel States. Koror and Aimeliik Power Plants provide power to the central grid supplying Koror and Babeldaob States.

PPUC has grown from 1,500 connections while under national government management into a public utility serving over 6,800 customers comprised of 77% residential, 14% commercial, and 9% others. Last fiscal year's compiled data showed a total combined generation of 101,227 KW with the highest combined peak load recorded at 15,760 KW.

## 3. SCOPE OF WORK

PACKAGE A - Main Building Maintenance and Improvement.

- Repair and Painting of all Existing Structural Steel Column, Beams and Wall Girt.
- Existing Wall Cleaning and Painting.
- Repair and Painting of all Existing Door including Roll up Door.
- Additional 3 feet high CHB Wall, plastered and painted both sides.
- For more Detail See Attached Plans.

PACKAGE B - Employee Barracks, Warehouse and Workshop.

- Concrete Footing.
- Concrete Floor Slab.
- CHB Wall.
- Roof Framing.
- Roof Tinsmithry.
- Roof Beam.
- Doors and Windows.
- Finishing.
- Concrete Counter.
- Plumbing Works.
- Electrical Works.
- Painting Works.
- Mobilization and Demobilization.
- For more Detail See Attached Plans

PACKAGE C - Fuel Tank Painting and Cleaning.

- Exterior Wall Cleaning and Painting, including Stair & Railings.
- Fuel Supply Line Repair.
- Interior Wall Cleaning.
- Mobilization and Demobilization.

PACKAGE D - Office and Bath Room Repair and Painting.

- Replace Toilet Bowl and Lavatory
- Repair / Replace Sewer & Water Line.
- Repair / Replace Damage Wall & Ceiling.
- Repaint Wall & Ceiling of Office, Bath Room, Control Room.
- Mobilization and Demobilization.

PACKAGE E - Fuel Tanker Garage Roof Repair and Painting:

- Roof Cleaning and Painting.
- Additional Roof Beam.
- Additional Roof Purlins.
- Mobilization and Demobilization.

**Additional Requirements:**

- Contractor shall submit a detailed construction schedule, Bar Chart with S-Curve.
- All structural concrete shall be 3,000 psi, minimum compressive strength with 28 days minimum curing time.

**Additional Requirements after contract execution:**

- Contractor shall responsible for securing the required permits and clearances for the work (EQPB, Historical, Building Permit etc.). Site work shall not commence without the required permits submitted to PPUC.

- The contractor shall be required to submit within ten (10) calendar days the schedule of values of each work item and Bar Chart with S- Curve to PPUC after the issuance of a Notice To Proceed (NTP).
- The contractor must submit sample, brochures or test certification (MILL) of the materials to be used in the project for PPUC approval prior to the procurement of the same. Material/s delivered to the site without prior PPUC approval shall not be accepted for use in the project and shall be withdrawn from the site at the contractor's expense.
- Contractor must take three (3) concrete cylinder samples, or as required by the PPUC, for each concrete pouring. These samples shall be tested for compressive strength as required on the 7<sup>th</sup>, 14<sup>th</sup> and 28<sup>th</sup> day. Copies of each test result shall be provided to the PPUC for project records purposes.
- Contractor shall remove and replace specified portion of the work where concrete samples had failed.

#### 4. PPUC ADVICE AND ASSISTANCE

PPUC will provide support for preliminary inspections by bidders, to ensure that the location of this APS Building Maintenance and Improvement Project is known and define.

#### 5. CONTRACTOR REQUIREMENTS

The Contractor shall provide their own equipment and all materials needed to finish this project according to plan attached for the Angaur Power Station Building Maintenance and Improvement.

Note that Angaur Power Station (APS) is an Electric Power Generating Plant and some areas of the APS are hazardous (High Voltage) sites.

Any persons working at Angaur Power Station (APS) must be provided with, and wear personal protective equipment including but not limited to gloves, safety shoes and eye protection.

Any person / workers are Off Limit to enter to hazardous (High Voltage) sites of APS.

The Contractor will be fully responsible for the safety of their employees under this contract.

#### 6. OBTAINING RFP

Electronic copies of the RFP may be obtained by emailing the nominated Contact Officer below, or from the PPUC website [www.ppuc.com](http://www.ppuc.com). All prospective bidders are requested to provide their contact details (company name and website, contact person, email and telephone number) to ensure they receive any updates to the RFP.

PPUC will also issue hard copies of the RFP on request at Palau Public Utilities Corporation (PPUC), Oldiais Building, Medalaih, Koror PO Box 1372, Republic of Palau 96940.

Contact Officer:

The contact officer for this RFP is:

Mr. SOFRONIO B. MAHOR  
Procurement Officer  
Palau Public Utilities Corporation  
Oldiais Building, Medalaih, Koror  
PO Box 1372,  
Republic of Palau 96940

Telephone No.: (680) 488-3870/3872

E-mail Address: [ponz@ppuc.com](mailto:ponz@ppuc.com)

## 7. PROPOSAL REQUIREMENTS

The Proposer shall submit a written quotation which includes:

1. A Title Page identifying the RFP No. and the Works to be provided;
2. An appreciation of the scope of work and activities required, and the methods proposed to be used to complete the works;
3. Summary of experience in the Pacific Rim for the last three years.
4. Key Personnel or Contact Personnel;
5. Proposed time to start after notification of award
6. Schedule of work (Bar Chart with S- Curve) showing time frames for the completion of the works, including any lead time required for arranging travel, accommodation, equipment etc.;
7. Fixed Lump Sum Price for works;
8. Other Proposal features which will contribute to the value of the offer.

## 8. SUBMISSION OF PROPOSALS

Interested Contractors may submit their sealed Proposal hardcopy to PPUC- Main Office, 2nd Floor, Oldiais Building, Medalaii, Koror, Palau 96940, or by email to the nominated Contact Officer. For inquiries regarding submission of quotations, please contact Mr. Mahor as noted above.

## 9. PAYMENT TERMS

A. Payment terms shall be determined as follows:

- a. After evaluation per proposal
- b. After negotiations with the winning offeror.
- c. All payments shall be made after receipt of original invoice from contractor for each work phase, certified by a duly authorized PPUC representative.

## 10. EVALUATION AND SELECTION PROCESS

All proposals received shall be evaluated by a specially convened committee. The following criteria (NOT Necessarily in Order) will be used to evaluate proposals:

1. Proposal compliance with all RFP requirements as stated in this document.
2. Bidders Qualifications.
3. Bidders Capability.
4. Proposed Project Cost.
5. Environmental Compliance and Safety Concerns.

## 11. GENERAL CONDITIONS

- A. Proposers are required to submit their proposals based upon the conditions expressed in these instructions

- i. Assignment of Contract: The contract shall not be assigned to any party without prior written consent from PPUC.
- ii. RFP Modification: This RFP does not commit PPUC to award a contract, to pay any costs incurred in the preparation of the proposal under this request, or to procure or contract for services. PPUC also reserves the right to accept or reject any or all proposals received under this request, to negotiate with qualified Bidder, or to cancel in whole or in part this RFP, if it is in the best interest of PPUC to do so. Prospective Bidder under this RFP may be required to participate in negotiations and to submit any price, or technical revisions to their proposals as may result from the negotiation process.
- iii. Performance & Payment Bond: PPUC requires that all contractors with contracts in excess of \$50,000 should acquire performance and payment bonds tendered in a manner and through a surety acceptable to the PPUC Chief Executive Officer / General Manager, which guarantees satisfactory completion of a project. The performance and payment bonds shall be in an amount equal to the total price specified in the contract. (to be determined by PPUC)
- iv. Transfer of property: All proposals shall become PPUC property.
- v. Conformity: The PPUC procurement regulations shall apply to all proposals and winning contractor shall be bound by them.
- vi. Bid Bond: Each project cost proposal must be accompanied by a certified check, cashier's check or proposal bond made payable to PPUC, in the sum of 10% of the aggregate cost of the proposal; such guarantee to be forfeited should the offeror to whom the work is awarded fail to execute and deliver contract and for the payment of all persons performing labor or furnishing materials in connection therewith, and in all other respects perform the agreement created by the PPUC's acceptance of said proposal.
- vii. Submission of the Proposal:
  1. A cover page with a table of contents
  2. An executive summary page that summarizes the corporate history, contractor's ability to satisfy the requirements of this RFP, project cost and a synopsis of salient details required in this RFP.
  3. The proposals shall be sealed in a package and should include:
    - a. The Contractors information (i.e., Name, Address, and Contact) on the outside package
    - b. The RFP# on the outside of the package that should be submitted NOLATER THAN 4:00 PM of CLOSING DATE-Palau Time.  
[Note: The RFP # should be in big fonts.]
    - c. The sealed package should include the original plus five (5) copies of the proposal.
- viii. Inquiries: Any inquiries, requests, clarification, or additional information pertaining to this RFP shall be made in writing, by email or fax through the contacts provided

## 12. CONTRACT CLAUSES

A. All contracts shall, at a minimum, contain the following clauses:

- |   |                          |
|---|--------------------------|
| 1. Governing Regulations                                      | 13. Commencement of Work |
| 2. Penalties for Violation of Regulations                     | 14. Liquidated Damages   |
| 3. Contract Disputes  | 15. Schedule             |
| 4. Gratuities   | 16. Clear Title          |
| 5. Kickbacks  | 17. Taxes                |
| 6. Representation of Contractor<br>Concerning Contingent Fees | 18. Force Majeure        |
| 7. Changes  | 19. Relationship         |
| 8. Stop Work Order  | 20. Entire Agreement     |
| 9. Termination for Defaults or Convenience                    | 21. Assignment           |
| 10. Approvals, Certificates, Permits and Licenses             | 22. Subcontract          |
| 11. Laws and Regulations                                      | 23. Contracting Officer  |
| 12. PPUC's right to inspect                                   |                          |

## 13. CONTACT DETAILS

Sofronio "Pons" Mahor  
PPUC Contracting Officer  
PPUC Procurement Division  
Tel: (680) 488-5320 Fax: (680) 488-4499  
Email: [ponz@ppuc.com](mailto:ponz@ppuc.com)

Tito Cabunagan  
PGD Manager  
PPUC Power Generation Division  
Tel: (680) 488-0510  
Email: [t2@ppuc.com](mailto:t2@ppuc.com)



# APPENDIX 1- BID FORM

## Letter of Quotation

Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

RFQ No.: RFP PUC17-003

### APS Building Maintenance & Improvement Project:

To: The Chief Executive Officer / General Manager  
Palau Public Utilities Corporation

We, the undersigned, declare that:

- (a) We have examined and have no reservations to the RFP, including Addenda issued in accordance (if any);
- (b) The price of our Bid, excluding any discounts offered in item (d) below is the sum of: [amount of local currency in words], [amount in figures]
- (c) Our bid shall be valid for a period of . . . . days from the date fixed for the bid submission deadline in accordance with the RFP, 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 bid, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed;
- (e) We understand that you are not bound to accept the lowest evaluated bid or any other bid that you may receive; and
- (f) We accept full responsibility for the health and safety of persons employed by us in completing the works under this Quotation.

Name .....

In the capacity of .....

Signed .....

Duly authorized to sign the Bid for and on behalf of .....

Date .....

## Appendix 2: Schedules of Rates and Prices

### Price Schedules

#### General

1. The Request for Proposal will be a Lump Sum Quotation for completion of all specified works.
2. The Schedules generally describe the works to be performed. Bidders shall be deemed to have read the RFP and visited the sites to ascertain the full scope of the requirements prior to filling in the price. The entered price shall be deemed to cover the full scope as aforesaid, including overheads and profit.
3. If bidders are unclear or uncertain as to any item, they shall seek clarification in writing prior to submitting their bid.

#### Pricing

4. Prices shall be entered in indelible ink, and any alterations necessary due to errors, etc., shall be initialled by the Bidder.
5. Bid prices shall be quoted in United States Dollars, in the manner indicated in the Bid Form of the RFP. For each item, bidders shall complete each appropriate column in the respective Schedules, giving the price breakdown as indicated in the Schedules.
6. Payments will be made to the Contractor in United States Dollars.
7. When requested by the Employer for the purposes of making payments or partial payments, valuing variations or evaluating claims, or for such other purposes as the Employer may reasonably require, the Contractor shall provide the Employer with a breakdown of any composite or lump sum items included in the Schedules.

Schedule of Works - APS BUILDING MAINTENANCE AND IMPROVEMENT  
PROJECT:

ITEM	DESCRIPTION OF WORKS	Price USD (Incl Taxes and Duties)
	PACKAGE A - Main Building Maintenance and Improvement.	
1	<ul style="list-style-type: none"> <li>• Repair and Painting of all Existing Structural Steel Column, Beams and Wall Girt.</li> </ul>	
2	<ul style="list-style-type: none"> <li>• Existing Wall Cleaning and Painting.</li> </ul>	
3	<ul style="list-style-type: none"> <li>• Repair and Painting of all Existing Door including Roll Up Door.</li> </ul>	
4	<ul style="list-style-type: none"> <li>• Additional 3 feet high CHB Wall, plastered and painted both sides..</li> </ul>	
5	<ul style="list-style-type: none"> <li>• Mobilization / Demobilization</li> </ul>	
	PACKAGE A SUBTOTAL	
	PACKAGE B - Employee Barracks, Warehouse and Workshop.	
1	<ul style="list-style-type: none"> <li>• Concrete Footing.</li> </ul>	
2	<ul style="list-style-type: none"> <li>• Concrete Floor Slab.</li> </ul>	
3	<ul style="list-style-type: none"> <li>• CHB Wall.</li> </ul>	
4	<ul style="list-style-type: none"> <li>• Roof Framing.</li> </ul>	
5	<ul style="list-style-type: none"> <li>• Roof Tinsmithry.</li> </ul>	
6	<ul style="list-style-type: none"> <li>• Roof Beam.</li> </ul>	
7	<ul style="list-style-type: none"> <li>• Doors and Windows.</li> </ul>	
8	<ul style="list-style-type: none"> <li>• Finishing.</li> </ul>	
9	<ul style="list-style-type: none"> <li>• Concrete Counter.</li> </ul>	
10	<ul style="list-style-type: none"> <li>• Plumbing Works.</li> </ul>	
11	<ul style="list-style-type: none"> <li>• Electrical Works.</li> </ul>	
12	<ul style="list-style-type: none"> <li>• Painting Works</li> </ul>	
13	<ul style="list-style-type: none"> <li>• Mobilization / Demobilization</li> </ul>	
	PACKAGE B SUBTOTAL	
	PACKAGE C – Existing Fuel Tank	

ITEM	DESCRIPTION OF WORKS	Price USD (Incl Taxes and Duties)
	Painting and Cleaning.	
1	<ul style="list-style-type: none"> <li>Exterior Wall Cleaning and Painting, including Stair &amp; Railings.</li> </ul>	
2	<ul style="list-style-type: none"> <li>Fuel Supply Line Repair.</li> </ul>	
3	<ul style="list-style-type: none"> <li>Interior Wall Cleaning.</li> </ul>	
4	<ul style="list-style-type: none"> <li>Mobilization and Demobilization.</li> </ul>	
	PACKAGE C SUBTOTAL	
	PACKAGE D - Office and Bath Room Repair and Painting:	
1	<ul style="list-style-type: none"> <li>Replace Toilet Bowl and Lavatory.</li> </ul>	
2	<ul style="list-style-type: none"> <li>Repair / Replace Sewer &amp; Water Line.</li> </ul>	
3	<ul style="list-style-type: none"> <li>Repair / Replace Damage Wall &amp; Ceiling.</li> </ul>	
4	<ul style="list-style-type: none"> <li>Repaint Wall &amp; Ceiling of Office, Bath Room &amp; Control Room.</li> </ul>	
5	<ul style="list-style-type: none"> <li>Mobilization and Demobilization.</li> </ul>	
	PACKAGE D SUBTOTAL	
	PACKAGE E - Fuel Tanker Garage Roof Repair and Painting.	
1	<ul style="list-style-type: none"> <li>Roof Cleaning and Painting.</li> </ul>	
2	<ul style="list-style-type: none"> <li>Additional Roof Beam.</li> </ul>	
3	<ul style="list-style-type: none"> <li>Additional Roof Purlins.</li> </ul>	
4	<ul style="list-style-type: none"> <li>Mobilization and Demobilization.</li> </ul>	
	PACKAGE E SUBTOTAL	
TOTAL (PACKAGE A + B + C + D + E) COST PROPOSAL		\$ _____

Name of Bidder \_\_\_\_\_

Signature of Bidder \_\_\_\_\_

## APPENDIX 3 - PLANS (SEE ATTACHED PLANS)