

SCOPE AND SPECIFICATION

PNG POWER LTD

TENDER NO: 01 / 2023

PNG POWER LTD CLUB HOUSE BUILDING UPGRADES

AT SECTION 12 LOT 03 – HOHOLA, NCD

CONTENTS

Introduction	3
Purpose	3
Scope	3
Specification	3
Mandatory Requirements	3
Term of Agreement	3
Delivery timetable	3
Training, service, support and warranties	3
Key performance indicators	3
Reporting Requirements	4

Introduction

Purpose

The purpose of this procurement is to;

UPGRADE THE EXISTING CLUB HOUSE FACILITY AND OTHER ASSOCIATED WORKS.

The procurement objectives are that the suppliers and services selected:

- Are managed under a clear contractual framework.
- Deliver Value for Money
- Are selected following the KCH ACT and PPL Policy

Scope

PNG Power Ltd requires that the existing Club House Building be properly upgraded to a modern standard to house facilities like;

- **Cafeteria, Mini Bar, Sick Bay (Staff Clinic), Mini Gymnasium, Office Spaces and External Stage and Sitting and BBQ Areas.**

Specification

REFER JOB SPECIFICATION PART A

Mandatory Requirements

Any Supplier engaged by PPL must meet the following mandatory requirements:

REFER JOB SPECIFICATION PART A

Suppliers must comply with the PPL Supplier Code of Conduct

Term of Agreement

PPL is offering a Construction period of 4 Months. All works shall commence after the issue of an official PPL Purchase order.

Delivery timetable

All works to commence and complete within the time frame of 4 months from the issue of Purchase Order.

Training, service, support and warranties

NA

Key performance indicators

As per PPL Guidelines and Policies.

Reporting Requirements

A Monthly Progress Report and queries to be forwarded to:

Mr. Ivan Anengo

TL Property Development & Projects

Phone: 324 3514

Email: ianengo@pngpower.com.pg

END OF DOCUMENT

TENDER No 01/2023

PNG POWER LTD CLUB HOUSE BUILDING UPGRADES
(DESIGN, CONSTRUCTION AND SUPERVISION) WORKS AT SECTION
12 ALLOTMENT 03 – HOHOLA, NATIONAL CAPITAL DISTRICT.

INVITATION TO TENDER

Tenders close with:

PNG POWER LTD,
P.O. Box 1105,
BOROKO.
Papua New Guinea.

at 4pm PNG time on the date as advertised in the newspaper.

There will be no public opening of Tenders.
Tenders will be opened at 2.30pm two working days after the closing date.

The Tender Submission shall consist of the Tender Deposit together with the original and one (1) copy of each of the following (Section 2), all duly completed;

- Form of Tender.
- Tender Data.
- Schedule of Rates for Variation.
- Any other information/document called for in the Specification or subsequent addenda.
- Additional information/documents offered by the Tenderer to aid evaluation of the Tender.

Enquiries during the tendering period shall be addressed to:

PNG Power Limited,
P.O.Box 1105,
BOROKO.
Papua New Guinea.

Attention: Mr. Ivan Anengo
 TL Property Development & Projects
 Shared Services Business Unit

Fax: 325 5239
Telephone: 324 3514
Email: ianengo@pngpower.com.pg

SECTION 1

- (A) CONDITIONS OF TENDERING
- AND
- (B) CONDITIONS OF CONTRACT

(A) CONDITIONS OF TENDERING

FOR

CIVIL WORKS

CONTENTS

<u>Clause</u>	<u>Description</u>	<u>Page No</u>
T1	Nature of Contract	7
T2	Tender Document	7
T3	Document Charges	7
T4	Contents of Tender	8
T4.1	Form of Tender	8
T4.2	Conforming and Alternative Tenders	8
T4.3	Address for Notices	8
T4.4	Tender for Whole Works	8
T4.5	Cost of Tendering	9
T5	Tenderer to Inform Himself Fully	9
T6	Lodgement of the Tender	9
T7	Tender Deposit	10
T7.1	Tender Deposit Required	10
T7.2	Non-Receipt of Tender Deposit	10
T7.3	Return of Tender Deposit	10
T7.4	Forfeiture of Tender Deposit	10
T8	Tender Opening Procedure	11
T9	Informal Tenders	11
T10	Compliance with Specification	11
T11	Alterations	12
T12	Validity Period of Tenders	12
T13	Evaluation of Tender	12
T14	Communication	12
T15	Insurance	12
T16	Additional Conditions of Tendering (Supplementary Notices)	12
T17	Acknowledgment of Tenders and Deposits	12
T18	Interpretations	13
T19	Acceptance of Tender	13
T20	Security Deposit	13
T21	Form of Agreement	13
	Sample forms of Tender Deposit,	
	- Bank Guarantee Format	15
	- Insurance Bond Format	16
	Sample forms of Security Deposit,	
	- Bank Guarantee Format	17
	- Insurance Bond Format	18
	Form of Agreement	19
T22	Particular Tender Requirements	14

T3 DOCUMENT CHARGES

- (i) A non refundable charge as stated in Clause T22 is applicable for each set of the tender document.

(NOTE: NOT APPLICABLE IN THIS CONTRACT)

- (ii) In the event of a Contract being awarded, the Commission, if requested, will supply free of charge to the Contractor, two (2) copies of the Contract Document.

T4 CONTENTS OF THE TENDER

The Tender shall be in accordance with the following requirements:-

T4.1 Form of Tender

The Tender shall be submitted upon the Form of Tender provided.

The Tenderer shall set forth the full names and addresses of the Tenderer, and when the Tender is in the name of a firm, the full names and addresses of each shareholder of the firm. When the Tender is by a Company, the Tender shall set forth the name of the Company and the address of the registered office of the Company.

Each Tender shall comprise of the following:-

- (i) Completed Form of Tender in duplicate
- (ii) Tender Deposit
- (iii) All schedules, lists and appendices contained in Section 2 - Tender Submission Document, duly completed in duplicate.
- (iv) Any additional information which has been requested in duplicate.
- (v) Any additional information which the Tenderer wishes to submit to enable the Principal to fully assess the offer submitted, in duplicate.

T4.2 Conforming and Alternative Tenders

Tenderers shall submit two complete copies of one Tender hereinafter referred to as the "Conforming Tender" conforming in all respects with the specified requirements. One or more alternative Tenders marked "Alternative Tender" - two complete copies in each case, may be submitted, provided that the Tenderer gives full details in his covering letter, in the same order as the relevant Specification Clauses, of any proposed departures or variations from those Clauses.

T4.3 Address for Notices

The tender shall contain an address for the service of any notices in connection with the Tender.

T4.4 Tender for Whole Works

The Tender shall be for the whole of the works. Tenders will not be considered for a part only of the works.

T4.5 Cost of Tendering

The Tenderer shall bear all costs associated with the preparation and submission of the Tender, and the Principal will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the tendering process.

T5 TENDERER TO INFORM HIMSELF FULLY

Where a Tender is for the execution of any work, tenderers should visit the site of the work and satisfy themselves of the local conditions and facilities and the accuracy of the drawings. The Principal shall not be held liable for any claim on the grounds of insufficient information.

T6 LODGEMENT OF THE TENDER

The ORIGINAL and a DUPLICATE copy of the Tender Submission shall be placed in sealed envelopes endorsed with the tender number and description of the Tender and addressed to:-

CHAIRMAN - TENDER OPENING COMMITTEE,
PNG POWER LTD,
P.O. BOX 1105,
BOROKO N.C.D.
PAPUA NEW GUINEA

and sent by Airmail or Courier service to ensure delivery by the date and time given in the Invitation to Tender, or placed in the box marked "Tenders" located at the Headquarters Office of the Principal at Hohola, Port Moresby, by the date and time given in the Invitation to Tender.

The Principal will take all reasonable precautions to ensure that tenders are placed in the tender box on receipt but accepts no liability for error or omission in this regard. Tenderers are recommended to use courier services for tender delivery allowing a minimum of seven days for transit. Where these time scales cannot be achieved tenderers are to confirm priced offers by facsimile on Fax No. 3250791 which is to arrive at the Headquarter office of the Principal 48 hours prior to the tender closing time. Faxes should have a covering sheet clearly identifying that the fax is a "Tender" and to quote both the tender number and tender description.

A tender not received by the Chairman of the Tender Opening Committee and for which no faxed offer has been received before the closing time is a late tender and will not be considered. Such Tenders will be returned unopened.

T7 TENDER DEPOSIT

T7.1 Tender Deposit Required

- (i) The Tenderer shall lodge with the Principal at the time of lodging a Tender, a deposit in the amount specified in Clause T22.
- (ii) The Tender Deposit may be in the form of Cash, Bank Guarantee or Insurance Bond. The Bank Guarantee or Insurance Bond must be irrevocable and unconditional, be denominated in P.N.G. currency and be issued by a Bank or Insurance Company established, resident or represented in P.N.G. The Bond shall be valid to a date thirty days beyond the validity of the tender.
- (iii) The Tender Bond shall be drawn up in a manner acceptable to the Principal and shall be similar to the appropriate specimen form of Tender Bond included in these documents.

T7.2 Non-Receipt of Tender Deposit

Any Tender which is received without such deposit or with a deposit which does not comply with this Clause may be deemed to be informal and may be rejected.

T7.3 Return of Tender Deposit

- (i) The deposit lodged by unsuccessful Tenderers will be returned to them within one month after a Tender has been accepted or after the Principal has decided that no Tender is to be accepted.
- (ii) The successful Tenderer may, if he so desires, apply the Tender Deposit towards the Security Deposit as required in Clause T20 of these Conditions. Otherwise the Tender Deposit will be returned to the successful Tenderer after he has lodged the Security Deposit.

T7.4 Forfeiture of Tender Deposit

The deposit lodged by a Tenderer in accordance with this Clause may be forfeited in the event of:-

- (i) The Tenderer withdrawing his Tender during the validity period of the Tender; or
- (ii) The Tenderer, being successful, fails to lodge the Security Deposit in accordance with the provisions of Clause T20 of these Conditions of Tendering and Clause 5 of the General Conditions of Contract; or
- (ii) The Tenderer, being successful, fails to execute a Formal Agreement in accordance with the provisions in Clause T21.

T8 TENDER OPENING PROCEDURE

Tenders will be opened at the PNG Power Ltd Headquarters in the manner, at the time and on the date stated on the Invitation to Tender, or on such other date published by the Principal if an extension of time for the receipt of Tenders has been granted.

For public opening of Tender, the amount of each Conforming Tender will be read aloud and recorded.

Except as may be required by law, no information relating to the examination, clarification and evaluation of Tenders and recommendations concerning awards will be communicated after the opening of Tenders to any person, not officially concerned with these procedures, before the announcement of the award of a contract to the successful Tenderer.

T9 INFORMAL TENDERS

Any Tender may be rejected:

- (i) If conveyed by hand and not delivered in a sealed envelope as prescribed on or before the prescribed hour at the place specified for receiving tenders; or
- (ii) If sent by post and not addressed and endorsed as prescribed; or
- (iii) If not signed by the Tenderer and witnessed in all the required places; or
- (iv) If not accompanied by all of the Schedules completed in all respect; or
- (v) If the Tender does not comply with these Conditions of Tendering or any annexed additional Conditions of Tendering ; or
- (vi) If not accompanied by the Tender Deposit or if accompanied by a Tender Deposit which does not comply with Clause T7; or
- (vii) In the case of Corporations, if the Tender is not signed under seal.

T10 COMPLIANCE WITH SPECIFICATION

T10.1 A Tenderer, by his act of tendering, guarantees that the materials and/or workmanship offered by him, in his Conforming Tender, complies with the specification and will perform its functions up to the conditions specified.

T10.2 If a Tenderer offers in his Alternative Tender, materials and/or workmanship not fully complying with the Specification, then he shall draw attention to each and every departure from the Specification in his Alternative Tender.

T11 ALTERATIONS

All erasures or alterations in the Tender or the Schedules must be initialled by the Tenderer.

T12 VALIDITY PERIOD OF TENDERS

Unless otherwise specified in the Specification, all Tenders shall be open for acceptance for a period of not less than the number of days specified in Clause T22 after the closing date for the lodging of Tender.

T13 EVALUATION OF TENDERS

In evaluating Tenders, consideration will be given to:-

- (i) Total tender amount including an allowance for variations based on the schedule of rates. (if applicable)
- (ii) Guaranteed completion dates.
- (iii) The Tenderer's experience and technical and financial capability in this type of work.
- (iv) Information submitted in the Schedules forming part of the Tender.
- (v) Other relevant information which the Principal may consider relevant whether submitted by the Tenderer or not.

T14 COMMUNICATION

All communications with the Principal shall be forwarded by airmail or facsimile. Verbal communication shall be immediately confirmed in writing.

T15 INSURANCE

The cost of all insurances required under the Conditions of Contract shall be included in the Tender Price. All insurance shall be placed with an insurance company registered with the Papua New Guinea Insurance Commissioner.

T16 ADDITIONAL CONDITIONS OF TENDERING
(SUPPLEMENTARY NOTICES)

Any Conditions of Tendering or directions to the Tenderer embodied in any note appearing in the documents hereto annexed, or in any other documents issued by the Principal prior to the date of receipt of Tenders, shall be deemed to be part of these Conditions of Tendering.

T17 ACKNOWLEDGMENT OF TENDERS AND DEPOSITS

All Tenders and Deposits received will be acknowledged by letter posted by the Principal within seven days after the closing time for the receipt of Tenders, but such acknowledgment will not necessarily imply that the Tender has been admitted for consideration.

T18 INTERPRETATIONS

For the purpose of these Conditions of Tendering, where the context so admits or requires, the word "Tender" shall, if the Tender is submitted by two or more persons, be deemed to include the said persons and each of them, and their executors and administrators.

T19 ACCEPTANCE OF TENDER

- (i) The Principal is not bound to accept the lowest or any Tender and no reason will be given for rejecting any Tender. If the Principal decides to accept a Tender a Letter of Acceptance will be issued to the successful Tenderer who shall forthwith enter into a Formal Agreement for the execution of the works in accordance with Clause 6 of the Conditions of Contract. The Letter of Acceptance shall constitute a binding Contract between the Principal and the successful Tenderer, whether such Formal Agreement is or is not subsequently executed.
- (ii) In the event of the successful Tenderer failing to enter into a Formal Agreement with the Principal in accordance with these Conditions of Tendering, the Principal may annul the acceptance of the Tender.
- (iii) No Tender shall be deemed to have been accepted unless and until the fact of such acceptance has been notified in writing to the Tenderer by the Principal. The Letter of Acceptance shall define the basis on which the Tender is accepted.

T20 SECURITY DEPOSIT

- (i) The Tenderer whose Tender has been accepted shall, within fourteen days of receipt of the Letter of Acceptance, acknowledge its receipt to the Principal and in accordance with Clause 5 of the Conditions of Contract, deposit with the Principal an amount of Security Deposit as stipulated in the Appendix to the Conditions of Contract.
- (ii) The Principal may by letter to the successful Tenderer, annul the acceptance of the Tender if the said Security Deposit is not lodged in accordance with Clause 5 of the Conditions of Contract.

T21 FORM OF AGREEMENT

The successful Tenderer shall within twenty-eight days of being called upon by notice in writing to do so, execute an Agreement in the form hereto annexed. In the event of the Tenderer not executing such Agreement his Tender may be deemed to be rejected, in which event the Principal may without prejudice to any other rights:

- (i) Annul the acceptance of the Tender; and/or
- (ii) Declare the Tender Deposit forfeited and/or
- (iii) Re-advertise or circulate the Specification or any part thereto; and/or
- (iv) Accept another Tender.

T22 PARTICULAR TENDER REQUIREMENTS

Document Charge (Clause T3)	N / A
Tender Deposit (Clause T7.1)	K5,000
Validity Period of Tenders (Clause T12)	Ninety (90) days

SAMPLE FORM OF TENDER DEPOSIT
(Bank Guarantee Format)

TO; The CHIEF EXECUTIVE OFFICER
PNG POWER LTD,
P.O. Box 1105,
BOROKO PAPUA NEW GUINEA.

Tenderer:

Address:

Tender No:

Tender For:

THIS IS TO CERTIFY THAT at the request of the above-named Tenderer and in consideration of the Commission's agreement to dispense with the lodgement by the said Tenderer of a Cash Tender Deposit equivalent to K the (Bank) of (Branch) hereby unconditionally UNDERTAKES to pay the Commission on demand such sum or sum as shall from time to time be requested by the Commission, up to the total value of K
.....

This undertaking shall remain in force and the Bank shall be responsible for the above sum until such time as:

- (a) official notification is given by the Commission that this Undertaking is no longer required; or
- (b) the whole of the monies payable hereunder have been paid and Bank's liability is discharged by the Commission.

AND IT IS FURTHER AGREED that the Bank will make payments to the Commission forthwith on demand without further reference to the Tenderer provided that the Bank's liability shall not exceed the aggregate amount equivalent to K..... reserving the right to terminate the Bank's liability by paying the said sum to the Commission at any time without demand.

SAMPLE FORM OF TENDER DEPOSIT
(Insurance Bond Format)

KNOW ALL MEN BY THESE PRESENTS that we
.....
of and having our registered office in Papua New Guinea
at (hereinafter)
call "the Surety" are bound unto the Papua New Guinea
Electricity Commission in the sum of
K..... for which
payment well and truly to be made to the Commission, the
Tenderer and the Surety bind themselves, their successors
and assigns jointly and severally by these presents.

THE CONDITIONS of this obligation are such that:

1. If of
..... hereinafter called "the Tenderer"
withdraws their Tender dated
20..... within days
from.....
2. If the Tenderer fails to execute the formal Contract
Agreement in accordance with the Conditions of Contract
as required.
3. If the Tenderer fails to comply with a written notice
from the Superintendent sent to all approved Tenderers.
4. If the Tenderer fails to produce a Performance
Bond satisfactory in all respects to the PNG Power
Ltd.

IN THE EVENT of non-occurrence of all the above
conditions, this obligation is to be void and of no
effect otherwise to remain in full force and virtue.

Dated this day of 20...

Signed and Sealed on behalf of

.....

..... by

.....

in the presence of:

.....
Witness

SAMPLE FORM OF SECURITY DEPOSIT
(Bank Guarantee Format)

TO: The General Manager,
PNG POWER LTD,
P.O. Box 1105,
BOROKO PAPUA NEW GUINEA.

Contractor:

Address:

Tender No:

Tender For:

THIS IS TO CERTIFY THAT at the request of the above-named Contractor and in consideration of the PNG Power LTD's agreement to dispense with the lodgement by the said Contractor of a Cash Security Deposit equivalent to K..... the..... (Bank) of (Branch). hereby unconditionally UNDERTAKES to pay PNG Power LTD on demand such sum or sums as shall from time to time be requested by the Commission, up to the total value of K.....

This undertaking shall remain in force and the Bank shall be responsible for the above sum until such time as:

- (a) official notification is given by the PPL that this undertaking is no longer required; or
- (b) the whole of the monies payable hereunder have been paid and Bank's liability is discharged by PPL.

AND IT IS FURTHER AGREED that the Bank will make payments to the PPL forthwith on demand without further reference to the Contractor provided that the Bank's liability shall not exceed the aggregate amount equivalent to K.....reserving the right to terminate the Bank's liability by paying the said sum to the Commission at any time without demand.

SAMPLE FORM OF PERFORMANCE BOND
(Insurance Bond Format)

WHEREAS

(hereinafter called "the Obligee") has entered into a written agreement with.....(hereinafter called "the Contractor") for the performance of Contract No forwhich Contract is by reference made as part hereof, and is hereinafter called "the said Contract" AND WHEREAS the Contractor is required to submit security for the due performance of the said Contract; AND WHEREAS the Obligee has required the Contractor to furnish a Bond in the form and tenor of this instrument as required security.

NOW THESE PRESENTS WITNESS that at the request of the Contractor,

..... of
..... with its registered office in Papua New Guinea at
.....(hereinafter called "the Surety") UNCONDITIONALLY UNDERTAKES to pay on demand any sum which may from time to time be demanded by the Obligee up to a maximum of K.....

.....
THIS UNDERTAKING shall continue in force either until notification has been received by the Surety from the Obligee that this undertaking is no longer required by the Obligee or until payment to the Obligee by the Surety of the whole of the said sum of K.....
.....

Dated this the day of20...

Signed and Sealed on behalf of
.....
by

in the presence of:

.....
Witness

PNG POWER LTD

FORM OF AGREEMENT

This Agreement made the day of 20.....
Between The PNG Power Ltd of corner Wards Road and
Cordia Street, Hohola, Port Moresby, Papua New Guinea
(hereinafter called the Principal) of the one part and
.....
.

.....
(hereinafter called "the Contractor") of the other
part.

Whereas the Principal is desirous that certain Works
should be provided executed by the Contractor, Viz,
.....
and has appointed the _____
of the PNG Power LTD the Superintendent for the purposes
thereof (hereinafter called "the Superintendent") and has
accepted a Tender by the Contractor for the Provision
execution and maintenance of such Works under the
direction and to the reasonable satisfaction of the
Superintendent in the sum of
K.....
(hereinafter called the Contract Sum)

Now this Agreement witnesseth as follows:

1. In this agreement words and expressions shall have the
same meanings as are respectively assigned to them in the
Conditions of Contract hereinafter referred to.
2. The following documents shall be deemed to form and be
read and construed as part of this Agreement, viz;
 - (a) The Conditions of Tendering
 - (b) The Conditions of Contract
 - (c) The Specification
 - (d) The Drawings
 - (e) Supplementary Notices (if any)
 - (f) The Schedule of Rates and prices (if any)
 - (g) The said Tender
 - (h) Letter of Acceptance
3. In consideration of the payments to be made by the
Principal to the Contractor as hereinafter mentioned the
Contractor hereby covenants with the Principal to
provide execute and complete the Works and to remedy
defects therein conformity in all respects with the
Provision of the Contract.

(B) CONDITIONS of CONTRACT

FOR

CIVIL WORKS

CONTENTS

<u>Clause</u>	<u>Description</u>	<u>Page No</u>
Part I	General Conditions of Contract AS 2124-1986	22
Part II	Conditions of Particular Application (CPA)	22
CPA 1	Construction of Contract	22
CPA 2	Interpretation	22
CPA 3	Form of Security	23
CPA 4	Time for Lodgement of Security	23
CPA 5	Interest on Security and Retention Monies	23
CPA 6	Discrepancies	23
CPA 7	Complying with Statutory Requirements	23
CPA 8	Protection of People and Property	23
CPA 9	Care of the Works Under the Contract	24
CPA 10	Insurance of Employees	24
CPA 11	Quality of Materials and Work	24
CPA 12	Extension of Time for Practical Completion	24
CPA 13	Liquidated Damages for Delay in Reaching Practical Completion	24
CPA 14	Bonus on Early Practical Completion	24
CPA 15	Delay Costs	24
CPA 16	The Calculation of Payment	24
CPA 17	Nature of Contract	25
CPA 18	Bill of Quantities - Pricing	25
CPA 19	Subcontracting	25
CPA 20	Designated Selected and Nominated Subcontractors	25
CPA 21	Latent Conditions	25
CPA 22	Examination and Testing	27
CPA 23	Variations	27
CPA 24	Annexure	29

(B) CONDITIONS of CONTRACT

FOR

CIVIL WORKS

PART I GENERAL CONDITIONS OF CONTRACT

The Conditions of Contract which shall apply to this Contract shall be the "General Conditions" of Contract AS 2124-1986 except as may be added to or amplified or varied herein together with such other conditions, amplifications or variations as are contained in the Specification and in the other papers incorporated herewith.

The General Conditions of Contract AS2124 referred to above and elsewhere in the Specification are obtainable from the offices of the National Standards Council found in the Central Government Offices, Kumul Ave, Waigani, P.O. Box 3042, BOROKO.

Reference to Annexures to AS 2124 shall be read as referring to the annexure clause appended to the Conditions of Particular Application.

PART II CONDITIONS OF PARTICULAR APPLICATION

The Conditions contained in this part shall supplement or amend conditions contained in Part I of the Conditions of Contract.

CPA 1 Construction of Contract (Clause 1)
Delete - Unless otherwise provided, prices are in Australian currency and payments shall be made in Australian currency at the place named in the annexure.
Substitute - Prices are to be made in PNG currency and payments shall be made in PNG currency at the place named in the annexure.

CPA 2 Interpretation (Clause 2)
The following words and descriptions shall be added to Clause 1:-
"Approved" shall mean approved by the Superintendent in writing and "approval" shall have a corresponding meaning.
"Contract Amount" shall be the Contract Sum adjusted from time to time for variations in the Works and variations in the costs as provided for in the Contract and shall constitute the total amount payable to the Contractor at any particular time during the currency of the Contract.

- CPA 3 Form of Security (Clause 5.3)
Delete - Clause 5.3 and substitute the following:
5.3 Form of Security. The security may be in the form of Cash, Bank Guarantee or Insurance Bond. If the security be in the form of a Guarantee or Bond, the Guarantee or Bond must be irrevocable and unconditional, be denominated in Papua New Guinea Currency and be issued by a Bank or Insurance Company established and resident in Papua New Guinea. The format of the unconditional undertakings are included in the Conditions of Tendering as samples for guidance of the Contractor.
- CPA 4 Time for lodgement of Security (Clause 5.4)
Delete - 28 days
Substitute - 14 days
- CPA 5 Interest on Security and Retention Monies (Clause 5.9)
Delete
- CPA 6 Discrepancies (Clause 8.1)
Add The drawings will take precedence over the standard specification and the job specification will take precedence over the standard specification and drawings.
- CPA 7 Complying with Statutory Requirements (Clause 14.1)
Delete Clause 14.1 (a), (b), (c) and (d) from "The Contractor shall to work under the Contract", and substitute the following:
14.1 Complying with Statutory Requirements
The Contractor shall comply with the requirements of all Acts of Parliament of the Independent State of Papua New Guinea and with the requirements of all ordinances, regulations, by-laws, orders and proclamations made or issued under any such Act or Ordinance and with the lawful requirements of Public, Municipal and other Authorities in any way affecting or applicable to the execution of the Works under the Contract.
- CPA 8 Protection of People and Property (Clause 15)
The following shall be added to Clause 15:-
When working on the site the Contractor shall at all times exercise all safety precautions appropriate to the nature of the work and the conditions under which the contract is to be performed and in addition as the Superintendent may from time to time direct. The Contractor shall report forthwith to the Superintendent each accident involving death or serious injury that causes time lost to an employee of the Contractor or his Subcontractors.

When working on the site each Contractor shall in all respects be responsible for providing first aid services in accordance with the appropriate Statutory or other Local Authority requirements.

- CPA 9 Care of the Works Under the Contract (Clause 16.1)
The following shall be added to Clause 16.1 after the second paragraph:-
"The Contractor shall during the progress of the works properly cover up and protect each part of the works liable to damage by exposure to the weather and shall take every reasonable, appropriate timely and useful precautions against accident or damage to the Works from any cause whatsoever"
- CPA 10 Insurance of Employees (Clause 20)
Add Common law liability shall be insured for not less than K1,000,000.
- CPA 11 Quality of Materials and Work (Clause 30.1)
Add All workmanship and materials shall be not less than that required under the relevant PNG Standards. Where there are no PNG Standards then the relevant Australian Standards must be complied with. Materials which do not comply with either PNG or Australian Standards and which are not fixed and used in accordance with the manufacturer's recommendations and instructions may be rejected.
- CPA 12 Extension of Time for Practical Completion
(Clause 35.5)
Add (C) Extension of Time will not be considered for inclement weather until more than 15% of contract period is exceeded and then only if the rainfall is in excess of 100% of the monthly recorded average for the area over the previous 5 years.
- CPA 13 Liquidated Damages for Delay in Reaching Practical Completion (Clause 35.6)
Delete "day" and Substitute "week or part of a week"
- CPA 14 Bonus of Early Practical Completion (Clause 35.8)
Delete
- CPA 15 Delay Costs (Clause 36)
Delete
- CPA 16 The Calculation of Payment (Clause 42.2)
Delete Australia
Substitute PNG

CPA 17 Nature of Contract (Clause 3)

Delete the following in Sub-Clause 3.2:

"Where otherwise valued under Clause 40.2".

Delete this Sub-Clause 3.3 and insert the following:

"3.3 Omitted Items. If a Bill of Quantities or a Schedule of Rates omits an item which should reasonably have been anticipated by an experienced and competent Contractor at the time of Tender, to be necessary for the satisfactory completion and performance of the Works, the Contractor shall in the Tender insert such omitted item and the Bill of Schedule with a price or rate for such item. In the event of the failure of the Contractor to do so, it will be deemed that the cost of such item is included within other items of the Bill or Schedule."

CPA 18 Bill of Quantities - Pricing (Sub-Clause 4.3)

The following shall be added before paragraph 1:

"The quantities set out in the Bill of Quantities are the estimated quantities of the work, but they are not to be taken as the actual and correct quantities of the Works to be executed by the Contractor in fulfilment of his obligations under the Contract."

CPA 19 Subcontracting (Sub-Clause 4.3)

Paragraph 4 shall be amended to read:

"Within 14 days after a request by the Contractor for approval the Superintendent shall advise the Contractor of approval or rejection".

CPA 20 Designated Selected and Nominated Subcontractors
(Clause 10)

Amend the first sentence of this Sub-Clause 10.7 as follows:

"The Contractor shall not terminate a subcontract for Designated or Nominated Subcontract Work without the written approval of the Superintendent and as early as possible the Contractor shall notify the Superintendent of the Contractor's request to terminate and the reasons".

CPA 21 Latent Conditions (Clause 12)

Amend Sub-Clauses 12.1, 12.2 and 12.3 to read as follows:

"21.1 Definition

Latent Conditions are:

- (a) physical conditions on the site or its surroundings, including artificial things but excluding weather conditions which differ materially and substantially from those which should reasonably have been anticipated by an experienced and competent contractor at the time of the tender if the such contractor had:
 - (i) examined all information made available in writing by the Principal to the Contractor for the purpose of tendering; and
 - (ii) examined all information relevant to the risks, contingencies and other circumstances having an effect on the tender and obtainable by making of reasonable enquiries; and
 - (iii) inspected the site and its surroundings; and
- (b) any other conditions which the Contract specifies to be Latent Conditions.

21.2 Notification

If during the work under the Contract, the contractor becomes aware of a Latent Condition, the Contractor shall, forthwith and where possible before the Latent Condition is disturbed, give a written notice thereof to the Superintendent. If required by the Superintendent, the Contractor shall provide to the Superintendent a written statement specifying:

- (a) the Latent Condition encountered and in what respects it differs materially and substantially;
- (b) the addition work and additional resources which the Contractor estimates to be necessary to deal with the Latent Condition.
- (c) the time the Contractor anticipates will be required to deal with the Latent Condition and the expected delay in achieving Practical Completion;
- (d) the Contractor's estimate of the cost of the measures necessary to deal with the Latent Condition; and
- (e) other details reasonably required by the Superintendent.

12.3 Extension of Time and Costs

Delay caused by a Latent Condition may justify an extension of time under Clause 35.5.

If a Latent Condition causes the Contractor to;.

- (a) carry out additional work;
- (b) use additional Constructional Plant; or
- (c) incur extra cost (including but not limited to the cost of delay or disruption); which an experienced and competent contractor could not reasonably have anticipated at the time of tendering, a valuation shall be made under Clause 40.2".

CPA 22 Examination and Testing (Clause 31)

The following shall be added to Clause 31.1 - Superintendent May Order Tests:-

"Access to the Contractor's and Sub-contractor's works shall be granted to the Superintendent at any reasonable time for the purpose of inspection and ascertaining progress.

The Contractor shall be entirely responsible for providing all necessary inspection services to ensure that the Works supplied are in accordance with the Contract, that is, are in accordance with this Specification regarding quality and design criteria, are dimensionally correct, test specimens are provided, and all other requirements are met. The Contractor shall be responsible for providing adequate inspection of work performed by his Sub-contractors in their works and on site.

Inspection or approval by the Superintendent shall not release the Contractor from his obligations to carry out the Works in accordance with the Contract."

CPA 23 Variations (Clause 40)

Delete Sub Clauses 40.1 and 40.2 and Substitute the following:-

40.1 Variations

- (1) The Superintendent shall make any variation of the form, quality or quantity of the Works or any part thereof that may, in his opinion, be necessary and for that purpose, or if for any other reason it shall, in his opinion be desirable, he shall have power to order the Contractor to do the Contractor shall do any of the following:-

- (a) increase or decrease the quantity of any work included in the Contract,
- (b) omit any such work,

- (c) change the character or quality or kind of any such work,
 - (d) change the levels, lines, position and dimensions of any part of the Works, and
 - (e) execute additional work of any kind necessary for the Completion of Works and no such variation shall in any way vitiate or invalidate the Contract, but the value, if any, of all such variations shall be taken into account in ascertaining the amount of the Contract Price.
- (2) No such variations shall be made by the Contractor without an order in writing of the Superintendent. Provided that no order in writing shall be required for increase or decrease in the quantity of any work where such increase or decrease is not the result of an order given under this Clause, but is the result of the quantities exceeding or being less than those stated in the Bill of Quantities. Provided also that if for any reason the Superintendent shall consider it desirable to give any such order verbally, the Contractor shall comply with such order and any confirmation in writing of such verbal order given by the Superintendent whether before or after the carrying out of the order, shall be deemed to be an order in writing within the meaning of this Clause. Provided further that if the Contractor shall within seven days confirm in writing to the Superintendent and such confirmation shall not be contradicted in writing within fourteen days by the Superintendent it shall be deemed to be an order in writing by the Superintendent.

40.2 Valuation of Variations

- (1) All extra or additional work done or work omitted by order of the superintendent shall be valued at the rates and prices set out in the Contract if, in the opinion of the Superintendent, the same shall be applicable. If the Contract does not contain any rates or prices applicable to the extra or additional work, then suitable rates or prices shall be agreed upon between the Superintendent and the Contractor. In the event of disagreement the Superintendent shall fix such other rates or prices as shall, in his opinion, be reasonable and proper.
- (2) Provided that if the nature or amount of any omission or addition relative to the nature or amount of the whole of the Works or to any part thereof shall be such that, in the opinion of the Superintendent, the rate or price contained in the Contract for any item of the Works is, by reason such omission or addition, rendered

unreasonable or inapplicable, then a suitable rate or price shall be agreed upon between the Superintendent and the Contractor.

CPA 24 Annexure

This clause takes place of Part A of the Annexure to General Conditions of Contract AS 2124-1986 and lists the information required in the following clauses of AS 2124.

The law applicable is that of the state of: (Clause 1)	Papua New Guinea
Payments under the Contract shall be made at: (Clause 1)	Port Moresby
The Principal: (Clause 2)	PNG Power LTD
The address of the Principal:	P.O. Box 1105, <u>BOROKO</u> PNG
The Superintendent (Clause 2)	GM Shared Services
The address of the Superintendent:	P.O. Box 1105, <u>BOROKO</u> PNG
Limits of accuracy applying to quantities for which the Principal accepted rates: (Clause 3.2)	20%
Bill of Quantities the Alternative applying: (Clause 4.1)	Alternative 1
The time for lodgement of the priced copy of the Bill of Quantities: (Clause 4.2)	Not Applicable
Contractor shall provide security in the amount of: (Clause 5.2)	5% (TBA)
Principal shall provide security in the amount of: (Clause 5.2)	Nil
The percentage to which the entitlement of security and retention monies is reduced: (Clause 5.7)	50%
Interest on retention monies and security the alternative applying: (Clause 5.9)	Not Applicable
The number of copies to be supplied by the Principal: (Clause 8.3)	TBA

The number of copies to be supplied by the Contractor: (Clause 8.4)	Two (2)
The time within which the Superintendent must give a decision and return the Contractor's copies: (Clause 8.4)	Twenty one days
Work which cannot be subcontracted without approval: (Clause 9.2)	All
The percentage for profit and attendance: (Clause 11)	6%
Insurance of the Works the alternative applying: (Clause 18)	Alternative 1
The assessment for insurance purposes of the costs of demolition and removal of debris: (Clause 18)	5%
The assessment for insurance purposes of consultants' fee: (Clause 18)	5%
The value of materials to be supplied by the Principal: (Clause 18)	Nil
The additional amount of percentage: (Clause 18)	10%
Public Liability Insurance the alternative applying: (Clause 19)	Alternative 1
The amount of Public Liability Insurance shall be not less than: (Clause 19)	K1,000,000
The time for giving possession of the site: (Clause 27.1)	TBA
The time for Practical Completion: (Clause 35.2)	90 days
Liquidated Damages Per Week: (Clause 35.6)	K10,000
Completion: (Clause 35.8)	Nil
Limit of bonus: (Clause 35.8)	Not Applicable
Compensation for Delay Costs: (Clause 36)	Not Applicable

The Defects Liability Period: (Clause 37)	26 weeks
The charge for overheads, profit, etc. for Daywork: (clause 41(f))	15%
Times for payment claims: (Clause 42.1)	Monthly
Unfixed plant and materials for which payment may be made notwithstanding that they are not on site: (Clause 42.4)	Nil
Retention monies on: (Clause 42.3)	<p>(a) work incorporated into the works and any work or items for which a different amount of retention is not provided, 10% of the value until 10% of the Contract Sum is held;</p> <p>(b) items on Site but not yet incorporated into the Works; 10%;</p> <p>(c) items off Site but in PNG - Nil.</p> <p>(d) items not in PNG - Nil</p> <p>(e) disbursement incurred by the Contractor for customs duties, freight, marine insurance, primeage landing and transport in respect of the work under the Contract - Nil.</p>
Unfixed Plants or Materials - the alternative applying: (Clause 42.4)	Alternative 2
The rate of interest on overdue payment: (Clause 42.9)	BSP Prime Lending Rate plus 2%
The delay in giving possession of the Site which shall be a substantial breach: (Clause 44.7)	Three months
The person to nominate an Arbitrator: (Clause 46)	President of the Society of Professional Engineering of PNG.

SECTION 2

DOCUMENTS TO BE SUBMITTED
WHEN TENDERING

- (A) Form of Tender
- (B) Tender Data
- (C) Price Schedules

SECTION 2DOCUMENTS TO BE SUBMITTED WHEN TENDERINGCONTENTS

	<u>Description</u>	<u>Page No</u>
(A)	Form of Tender	35
(B)	Tender Data	37
	(i) Subcontractors	37
	(ii) Contract Supervision	37
	(iii) Statement of Experience	38
	(iv) Statement of Resources	38
	(v) Tenderer's Organization	39
	(vi) Technical Information	39
	(vii) Construction Schedule	40
(C)	Price Schedule	45
	(i) Lump Sum Breakdown	45
	(ii) Schedule of Rates for Variations	47

(A) FORM OF TENDER

TENDER No 01 /2023

PNG POWER LTD CLUB HOUSE BUILDING UPGRADES
(DESIGN, CONSTRUCTION AND SUPERVISION) WORKS AT
SECTION 12 ALLOTMENT 03 - HOHOLA, NATIONAL CAPITAL
DISTRICT.

Tenderers are required to complete the blank spaces in this Tender Form and complete the Schedules included in the Tender Documents.

To: PNG POWER LTD,
P.O. Box 1105,
BOROKO P.N.G.

Gentlemen,

1. Having examined the Drawings, Conditions of Contract, Specification and Schedules for the execution of the above named Works, we, the undersigned, offer to execute, complete and remedy defects in the whole of the said Works in conformity with the said Drawings, Conditions of Contract, Specification and Schedules for the sum of (words & figures).....
.....
(K.....) or such other sum as may be determined in accordance with the said conditions.
2. We undertake, if our Tender is accepted, to complete and deliver the whole of the Works comprised in the Contract within Sixteen (16) weeks subject to the said conditions.
3. If our Tender is accepted we will, if required, obtain the guarantee of an Insurance Company or Bank or other sureties (to be approved by you) to be jointly and severally bound with us in a sum not exceeding five percent (5%) of the above-named sum for the due performance of the Contract.
4. We agree to abide by this Tender for the period of 90 days from the date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before expiration of that period.
5. Unless and until a Formal Agreement is prepared and executed, this Tender, together with your written acceptance thereof, shall constitute a binding Contract between us.

6. We understand that you are not bound to accept the lowest or any tender you may receive.

Signed and sealed for and on behalf of:)
by:)
the:.....)
of the said Company thereunto)
Authorized in the presence of:)
Address of Tenderer:)

(B) TENDER DATA

(1) SUB-CONTRACTORS

Tenderers shall list the sections of work and the names and address of sub-contractors nominated to carry out any portion of the works.

Portion of works; Sub-Contractor's Name and Address

(ii) CONTRACT SUPERVISION

Tenderers shall list their proposed supervisory staff for this Contract. (number and designation only).

(iii) STATEMENT OF EXPERIENCE

The Tenderer shall state hereunder facts in detail describing previous experience and achievements in performing similar or comparable works together with the names of authorities for whom, and the dates when, such works was carried out.

(iv) STATEMENT OF RESOURCES

The Tenderer shall state hereunder facts in detail sufficient to describe his resources, including technical financial, manufacturing and constructional where applicable to indicate his ability to carry out the Contract.

(v) TENDERER'S ORGANIZATION

a. To be filled by a Corporation or Syndicate only

1. Name:.....
2. Business Address:
P.O. Box No: Phone:
..... Fax:
3. Date Organised/Registered:
4. Current Authorized Capital:
5. Current Subscribed Capital:
6. Current Paid-Up Capital:
7. Ownership of Company by Nationality:
8. Bank/Branch:

b. To be filled by a partnership only

1. Name:
2. Business Address:
P.O. Box No: Phone:
..... Fax:
3. Date Organised/Registered Capital:
4. Type of Partnership:
5. Names and Address of Partners:
a
b
c
d
e

6. Current Total Capital showing contribution of individual partners:

Partner a. Partner b.
Partner c. Partner d.
Partner e.

c. To be filled by an individual licensed contractor only.

1. Name: Nationality:

2. Business Address:

P.O. Box No: Phone:
..... Fax:

3. Date Registered:

4. Capital:

5. Bank/Branch:

d. To be provided by all Tenderers.

1. A declaration stating the proportion of National Ownership.

2. Documentation evidence proving either NIDA Registration (or exemption) or IPA Certification of the Tender.

3. **GST (TIN number).**

(vi) TECHNICAL INFORMATION

The Tenderer shall provide, if considered necessary, the following information:-

-
- a) Clause or Departures from the
 Requirement of
 Schedule No this Specification with
 details of Alternative Proposals.
-
- b) Details of specific Products when specifically
 called for in the Specification. (This should
 include Brand names and model numbers).
-

(vii) CONSTRUCTION SCHEDULE

TENDER No **01/2023**

PNG POWER LTD CLUB HOUSE BUILDING UPGRADES
(DESIGN, CONSTRUCTION AND SUPERVISION) WORKS AT SECTION
12 ALLOTMENT 03 – HOHOLA, NATIONAL CAPITAL DISTRICT.

The Bidder should indicate his proposed program for completing various stages of the work by filling in the schedule below.

	TIME IN WEEKS															
ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Design and Documentation																
Mobilisation & Demolition																
Construction /Upgrading of Offfice space (Top Floor)																
Construction /Upgrading of Clinic & Ambulance Shed (Ground Floor)																
Construction /Upgrading of Cafeteria (Ground Floor)																
Construction /Upgrading of Mini Bar (Ground Floor)																

Construction/Upgrading of Gymnasium (Ground Floor)																
Construction of Entrance Hall																
Construction of Stage Area																
Construction of Childrens TV Room																
Construction /Upgrading of Childrens Play Area																
Construction /Upgrading of BBQ Area																
Construction /Upgrading of Open Area with Paving Blocks																
Construction & Erection of Fabric Shades																
Electrical & Fire Works																

Water & Sewer Reticulation																
General Cleaning																

(C) PRICE SCHEDULE

TENDER No **01/2023**

PNG POWER LTD CLUB HOUSE BUILDING UPGRADES
(DESIGN, CONSTRUCTION AND SUPERVISION) WORKS AT SECTION
12 ALLOTMENT 03 – HOHOLA, NATIONAL CAPITAL DISTRICT.

(i) LUMP SUM BREAKDOWN

Your fees shall include the following;

ITEM	DESCRIPTION	PRICE
1	Project Management Fees shall include; - Architectural - Landscaping - Electrical works - Water & Sewer Reticulation	
2	Construction/Upgrading of Social Club House and Facilities shall include; - Stage construction - Ambulance Shed - TV Room & Play Area - BBQ Area - Entrance Hall - Perimeter Fencing - Fabric Shade Construction - Painting Works - General Landscaping	
3	Cleaning works (entire areas)	
4	Sub-total	
5	GST	
6	Total Lump Sum Price (Carried to Form Quotation)	

Name of Firm:.....

Signature:

Date:

Witness:

Witness:

(ii) SCHEDULE OF RATES FOR VARIATIONS

The Tenderer shall list the rates of performance of the type of work in a form of Bill of Quantities below. These rates shall be used for calculating the amount of any variation to the contract involving that type of work. All time related overhead costs including Sales Taxes will be deemed to be included in these rates.

No	Description	Unit	Rates
1.	Supply and install paving blocks	m3	K
2.	Supply and fabricate steel for fabric shades	tonne	K
3.	Supply and construct reinforced concrete block fencing	m3	K
4.	Supply, fabricate and install steel picket fencing	tone	K
5.	Painting works	m2	K

SECTION 3

TECHNICAL SPECIFICATION

(A) JOB SPECIFICATION

PART A

(B) SUPPLEMENTARY SPECIFICATION

SECTION 3

JOB SPECIFICATION - PART A

CONTENTS

SECTION 3 TECHNICAL SPECIFICATION

<u>Description</u>	<u>Page No</u>
1.0 Schedule of Preliminaries	
1.1 General	50
1.2 Standards	50
1.3 Nature of Contract	50
1.4 Location of Site	50
1.5 Site Inspection	50
1.6 Possession of Site	50
1.7 Scope of Works	50
1.8 Construction Schedules	51
1.9 Site Operations	51
1.9.1 Safety	
1.9.2 Site Cleanliness	
1.9.3 Site Facilities	
1.10 Use of Second Hand Materials	52
1.11 Time for Completion	52
1.12 Terms of Payment	52
1.13 Liquidated Damages	52
1.14 Retentions	52
1.15 Approvals, Fees and Notices	52
1.16 Document Requirements	53
1.17 Online Tender Requirements	53
1.18 Attachments	53
2.0 Job Specifications (Description of Works)	54
2.1 General	54
2.2 Description of Work	54
2.3 Location of Works	54
2.4 Scope of Works (All Works required)	54
2.5 Cleaning Up	59

SECTION 3

TECHNICAL SPECIFICATION

PART A

(A) **JOB SPECIFICATION**

1. SCHEDULE OF PRELIMINARIES

1.1 GENERAL

The Contractor shall carryout the works as detailed and or inferred in the Technical Specification comprising of Trade Schedules and Drawings which takes precedence over the Standard Specification, Part (B).

1.2 STANDARDS

All works shall be carried out to the accepted standard trade practices, Local Authority Regulations and the relevant PNG and Australian Standards.

1.3 NATURE OF CONTRACT

The contract will be Fixed Price Lump Sum Contract. Approved variations shall be paid for at the applicable rates listed in the Schedule of Rates for Variations.

1.4 LOCATION OF SITE

The site of the works for the PPL Social Club Building Redevelopment Works is located on Section 12 Allotment 03 and 04 at Hohola, National Capital District.

1.5 SITE INSPECTION

The Contractor shall inspect the site prior to lodging his Tender and satisfy himself with the nature of the site, PNG Power Ltd will not be liable if conditions proved otherwise climatic conditions and services relevant to the contract.

1.6 POSSESSION OF SITE

Possession of Site shall be on the date stated in the Letter of Acceptance to the successful tenderer.

The Contractor shall be given such possession of the site as is considered necessary to carry out these works, but such possession shall not be deemed to mean exclusive possession.

1.7 SCOPE OF WORKS

The works covered in this Specification require for this redevelopment works

This works include:-

- (a) Project Management Services - final design and documentations,
- (b) Construction / Refurbishment services
- (c) Construction Supervision services

1.8 CONSTRUCTION SCHEDULE

The Contractor shall provide a detailed construction schedule expanding on the Tender Construction Schedule within two (2) weeks of acceptance of contract.

Your firm shall also indicate the time frame that will require to fully complete the following works.

- 1.8.1 Design and Documentation Phase
- 1.8.2 Construction and Upgrading Phase

1.9 SITE OPERATIONS

1.9.1 Safety

All matters and conditions regarding safety, health and welfare of persons working on site shall be the responsibility of the Contractor.

1.9.2 Site Facilities

The Contractor shall arrange for and meet all the costs associated with the provisions of his electricity, telephone, water ablution facilities, temporary buildings for his workmen including site security.

1.9.3 Site Cleanliness

During the period of the contract the Contractor shall keep his working area clean and tidy. The Contractor shall remove all excess materials and leave the site clean and tidy to the satisfaction of the Superintendent.

1.10 USE OF MATERIALS

All materials indicated and use shall be NEW and recommended from a genuine supplier/hardware.

1.11 TIME FOR COMPLETION

The date for completion, after the date of Possession of Site is stated in the Letter of Acceptance.

1.12 TERMS OF PAYMENTS

90% of progress claim shall be paid on each claim submitted with 10% retain for retentions. The contractor shall take note that payment shall be made after thirty (30) days. The full Contract Price will be paid at Final Completion of the Contract.

Part payment (Monthly Progress Payments) shall be allowed in this contract. And the contractor must provide copies of receipts of materials purchased with part payment invoice including labour and transport cost.

1.13 LIQUIDATED DAMAGES

The Contractor's attention is drawn to Clause 35.6 of the General Conditions of Contract. Pre-estimated Liquidated Damages will be applied at the rate of K10,500 per week for each uncompleted week until the work is finished.

1.14 RETENTIONS

The employer shall retain 10% from the total contract amount for some form of protection against incorrect or substandard workmanship and materials.

At the end of the stated period it is paid to the contractor provided that any faults discovered are corrected or substandard materials are replaced. The stated period shall be one month from the completion date of the contract work.

1.15 APPROVALS, FEES AND NOTICES

The Contractor shall apply for and pay all costs associated with the obtaining of the Building, Plumbing and Drainage Permits.

In all other instances, the Contractor shall make all applications give all required notices and pay all fees in association with Building, Plumbing, Drainage, Electrical and Mechanical works to Authorities including Certificates of Occupancy and Completion Notices.

1.16 DOCUMENTS REQUIRED

- 4.1 A complete sets of drawings.
- 4.2 Soft copy of above documents on CD/flash drive.

1.17 ONLINE TENDER/BIDDING REQUIREMENTS

Tenderers or bidders are now required to submit their bids through the E-Tender process. The link to register online and obtain tender documents and submit the bids is:

www.tenderlink/pngpower.com.

Please liaise with Ms Danae Pala on telephone: 324 3433 or email: dpala@pngpower.com.pg should you require further assistance on tender requirements.

1.18 ATTACHMENTS

Refer attached Conceptual Drawings on A3 sheets (8x sheets) that can be used to develop the new PPL Social Club facilities.

2.0 DESCRIPTION OF WORKS

2.1 GENERAL

There is a need for the Upgrading of old PPL Social Club Facilities at Hohola next to PNG Power Ltd National Office Building Complex. The existing building requires major upgrading works and incorporating new building and shelters to be designed and constructed in a more user friendly setting. PPL has draft concept designs is attached which can be amended/incorporated to cater for current requirements.

2.2 DESCRIPTION OF WORKS

The existing facilities require major upgrades and extensions to reflect a new and more modern outlook within a friendly setting and landscaping. The facilities shall also be design to cater for adults use and children play area (TV room and play area). Refer draft concept plans attached. New and additional buildings and sheds to be designed and submitted for review before all works are finalized for construction.

2.3 LOCATION OF WORKS

The location of the job site is at Section 12 Allotment 03 and 04 - Hohola, National Capital District. This is within the current PNG Power Ltd National Office Yard along Wards Road and Vitex Street.

2.4 SCOPE OF WORKS

The Consultant shall carryout the following Works:

2.4.1 Design and Documentation Services

2.4.1.1 Upgrading of Existing Building including new partition works on Ground Floor and Top Floor respectively.

- a. Ground Floor Works (Main Building) to cover**
 - (i) Clinic Area - refer plans attached.
 - (ii) Mini Café Area - refer plans attached.

- (iii) Mini Bar Area - refer plans attached.
- (iv) Gymnasium - refer plans attached.
- (v) Kitchen Area/Cool Room - refer plans attached.
- (vi) Restroom facilities - refer plans attached.

Note: Each of the above areas shall be re-designed incorporating modern materials and submitted to PPL for approval. Also include power/lighting layouts.

2.4.1.2 Top Floor (Main Building)

- a. Demolish existing partitions as indicated.
- b. Design/construct new office partitions as indicated.
- c. Designs to also include power/lighting layouts.

2.4.1.3 Exterior Building Works

- a. Entrance Hall/Main Entrance - refer plans attached.
- b. Ambulance Shed - refer plans attached.
- c. A Stage with lightings/power - refer plan attached.
- d. A Children TV Room - refer plan attached.
- e. Children Play Area - refer plans attached.
- f. Haus Win (hut) - to be designed.
- g. Open Area with paving blocks and fabric shades - to be designed.
- h. BBQ Area - refer plan.
- i. Cover up Existing Open Drain with suitable covers.
- j. Old slab to be confirmed and demolished.

2.4.1.4 Exterior Perimeter Fencing

- a. Demolish existing steel deck/chain mesh fencing.
- b. Designed and construct new blocks and spike fencing
- drawings to be approved by PPL.
- c. New fence to also have lights installed (light types to be confirmed by PPL).

2.4.1.5 Fabric Shades (Open Area)

- a. Design and use fabric shades over the open area on plan as shown.
- b. Designs to be forwarded to PPL for review and approval.

2.4.1.6 Landscaping

- a. The designs shall also cater for landscaping works within the entire facility and on the exterior areas along the fence lines.
- b. The designer to confirm and design a mini fountain within the open space area incorporating various coloured lights.
- c. Designs to be forwarded to PPL for review and approval.

2.4.2 Upgrading of Existing of Electrical Services within the building

2.4.2.1 Power Mains Board

The contractor shall install a new mains board to match the existing board.

2.4.2.2 Three (3) Phase Supply

The contractor to ensure three (3) phase supply is supplied to this facility with all accessories and proper power requirements.

2.4.2.3 New Electrical/Power works

The contractor to ensure the building shall have a new power system installed.

All old and defective cables shall be destroyed and removed.

2.4.2.4 Specific Lights

The designer is to ensure proper lightings are designed and installed for specific spaces such as clinic, mini cafeteria, mini bar, gymnasium, open area and the stage. All lights types shall be submitted for review and approval by PPL.

2.4.2.5 Stage Lights

The open stage shall also have proper lightings installed for various performances during day and night. All lights types shall be submitted for review and approval by PPL.

2.4.2.6 Air Conditions

The designer shall also design and provide for various air condition sizes depending on the room sizes available.

2.4.2.7 Stand-by Power Supply

Provisions shall also be allowed for connection to existing stand-by power supply at the PPL National Office. Any works relating to this shall be done in conjunction with PPL Technical Team (Inspectors) requirements and supervision.

2.4.3 Upgrading of Existing Water and Sewerage Reticulation

2.4.3.1 Water Supply and Reticulations

Water supply to the facility shall be upgraded with new required pipes sizes.

2.4.3.2 Sewerage Reticulation

The contractor to ensure all new and existing sewer pipes are connected to the existing main sewer lines.

2.4.4 Structural Checks

2.4.4.1 The consultant shall also arrange with a Structural Engineer to physically check and verify the existing structures to ensure the building is safe for use.

2.4.4.2 Any structure or member found to be defective or faulty shall be reported immediately to PPL and repair works shall be arranged.

2.4.5 Construction Supervision

2.4.5.1 Construction supervision services is required to ensure all new construction works are done in liaison with PPL Project Inspectors.

2.4.5.2 Construction supervision services to ensure all refurbishment and upgrading works are done as per PPL plans provided.

2.4.5.3 Construction supervision shall be undertaken daily to ensure all works are done accordingly as per plan and specifications.

2.4.6 Monthly Reports

2.4.6.1 Monthly reports are required by PPL at the end of every month to verify progress payments and also to monitor the works on site.

2.4.6.2 Daily reports are to be provided only if requested by PPL Management.

2.4.6.3 All reports are be prepared and forwarded to PPL Project Manager.

2.5 CLEANING UP

Upon completion of all the works, the contractor shall leave the work areas clean and clear of rubbish, excavated material and access material which is of no use to PNG Power. All rubbish shall be dumped at the local authority's official garbage dump and not at or around the work site.

SECTION 4

DRAWINGS

SECTION 4

TENDER DRAWINGS

The Contractor shall undertake the works for Tender in accordance with the Drawings listed below and as appended. The drawings form part of the Contract Documents and all notes on the drawings are considered to be part of the drawings and the Contract. If the drawings conflict with any other part of the Contract Documents, the drawings will take precedence.

Drawing Ref. No.	Drawing Title	Date of Issue
M	AS BUILT DRAWINGS AND PROPOSED DRAWINGS	November 2016
Sheet 00	Cover / Drawing Index	
Sheet 01/08	Site & Locality Plans	
Sheet 02/08	Proposed Ground Floor Plans	
Sheet 03/08	Proposed Top Floor Plans	
Sheet 04/08	Existing Ground Floor Plan	
Sheet 05/08	Existing Top Floor Plan	
Sheet 06/08	Elevations 01 & 02	
Sheet 07/08	Elevations 03 & 04	
Sheet 08/08	Cross Section & Details	

END OF DOCUMENT



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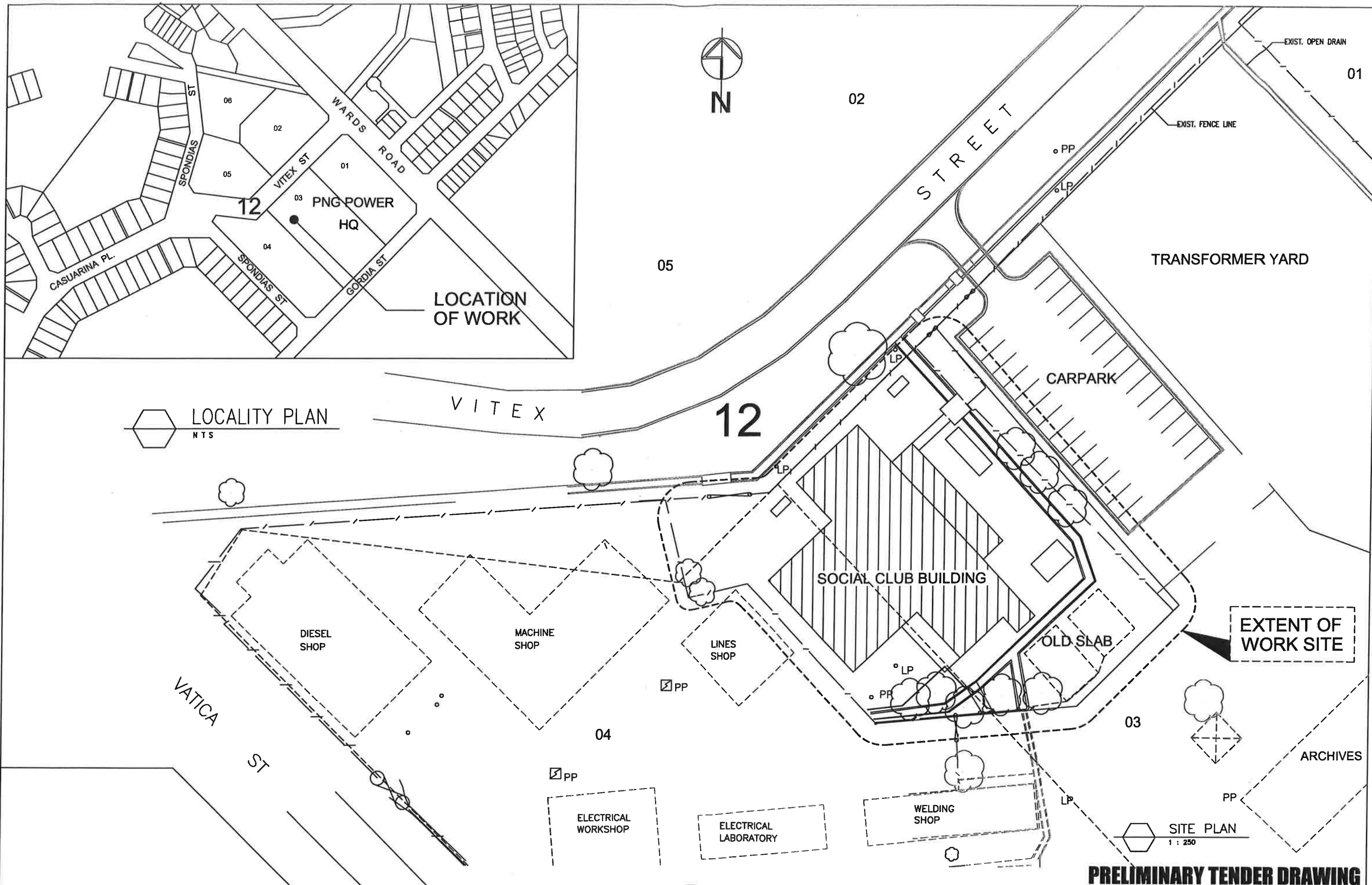
PPL SOCIAL CLUB BUILDING AT SECTION 12 - ALLOTMENT 03 & 04, HOHOLA. NCD

ARCHITECTURAL DRAWINGS

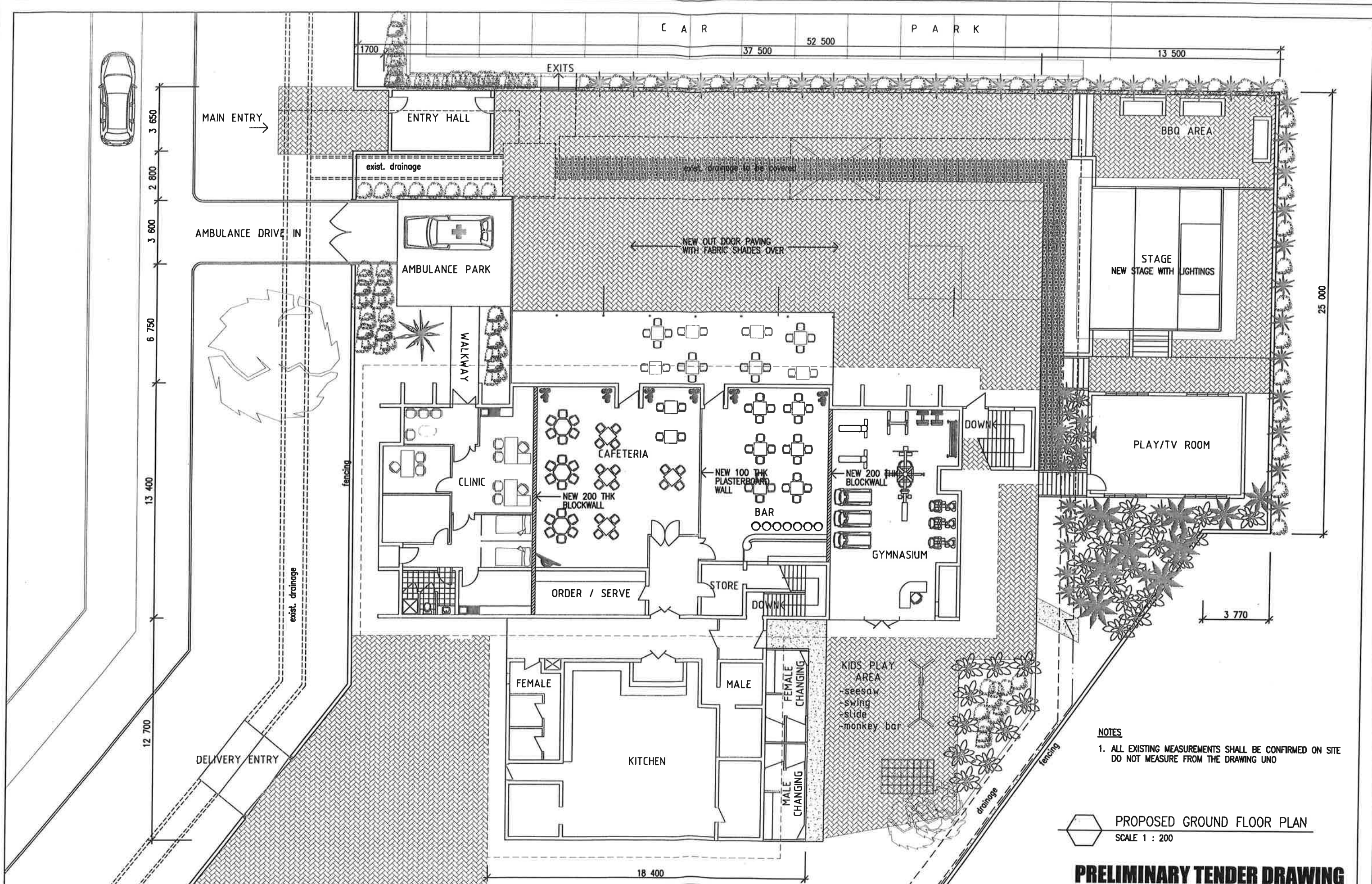
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| <input type="checkbox"/> | M-01 | SITE LOCALITY & SITE PLAN |
| <input type="checkbox"/> | M-02 | PROPOSED GROUND FLOOR PLAN - GENERAL |
| <input type="checkbox"/> | M-03 | PROPOSED TOP FLOOR LAYOUT |
| <input type="checkbox"/> | M-04 | EXISTING GROUND FLOOR PLAN |
| <input type="checkbox"/> | M-05 | EXISTING TOP FLOOR PLAN |
| <input type="checkbox"/> | M-06 | ELEVATIONS 01 & 03 |
| <input type="checkbox"/> | M-07 | ELEVATIONS 02 & 04 |
| <input type="checkbox"/> | M-08 | CROSS SECTION - GENERAL |

PRELIMINARY TENDER DRAWING

M-00



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		Designed		ia												Title		PPL SOCIAL CLUB BUILDING									
		Checked														A3		SITE & LOCALITY PLANS									
		Endorsed														Number		M									
		Approved														Revision											
CAD Filename: pplsrb-01.dwg		Date Plotted: 24.11.16																						Sheet		01 OF 08	
Scales: 1 : 250 / AS SHOWN		Time Plotted: 10:00am																									

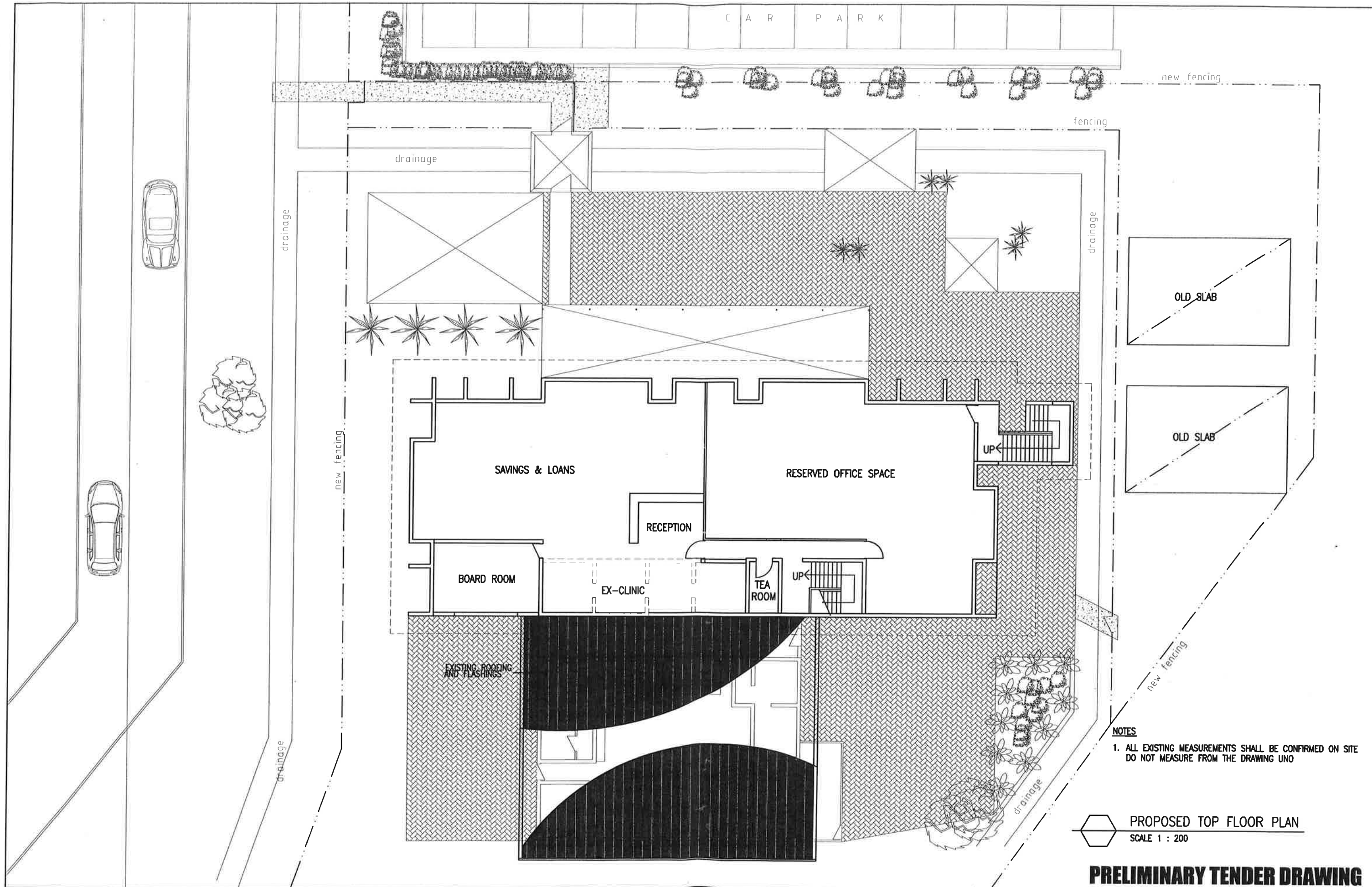


NOTES
1. ALL EXISTING MEASUREMENTS SHALL BE CONFIRMED ON SITE
DO NOT MEASURE FROM THE DRAWING UNO

PROPOSED GROUND FLOOR PLAN
SCALE 1 : 200

PRELIMINARY TENDER DRAWING

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		Scales: 1 : 250 / AS SHOWN		Time Plotted: 10:00am				Checked			A3	PROPOSED GROUND FLOOR PLAN					
								Endorsed			Number	M	Sheet	02 OF 08			
								Approved			Revision						



NOTES

1. ALL EXISTING MEASUREMENTS SHALL BE CONFIRMED ON SITE
DO NOT MEASURE FROM THE DRAWING UNO

PROPOSED TOP FLOOR PLAN
SCALE 1 : 200

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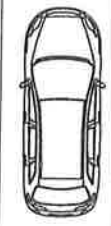
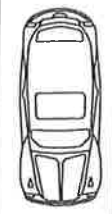
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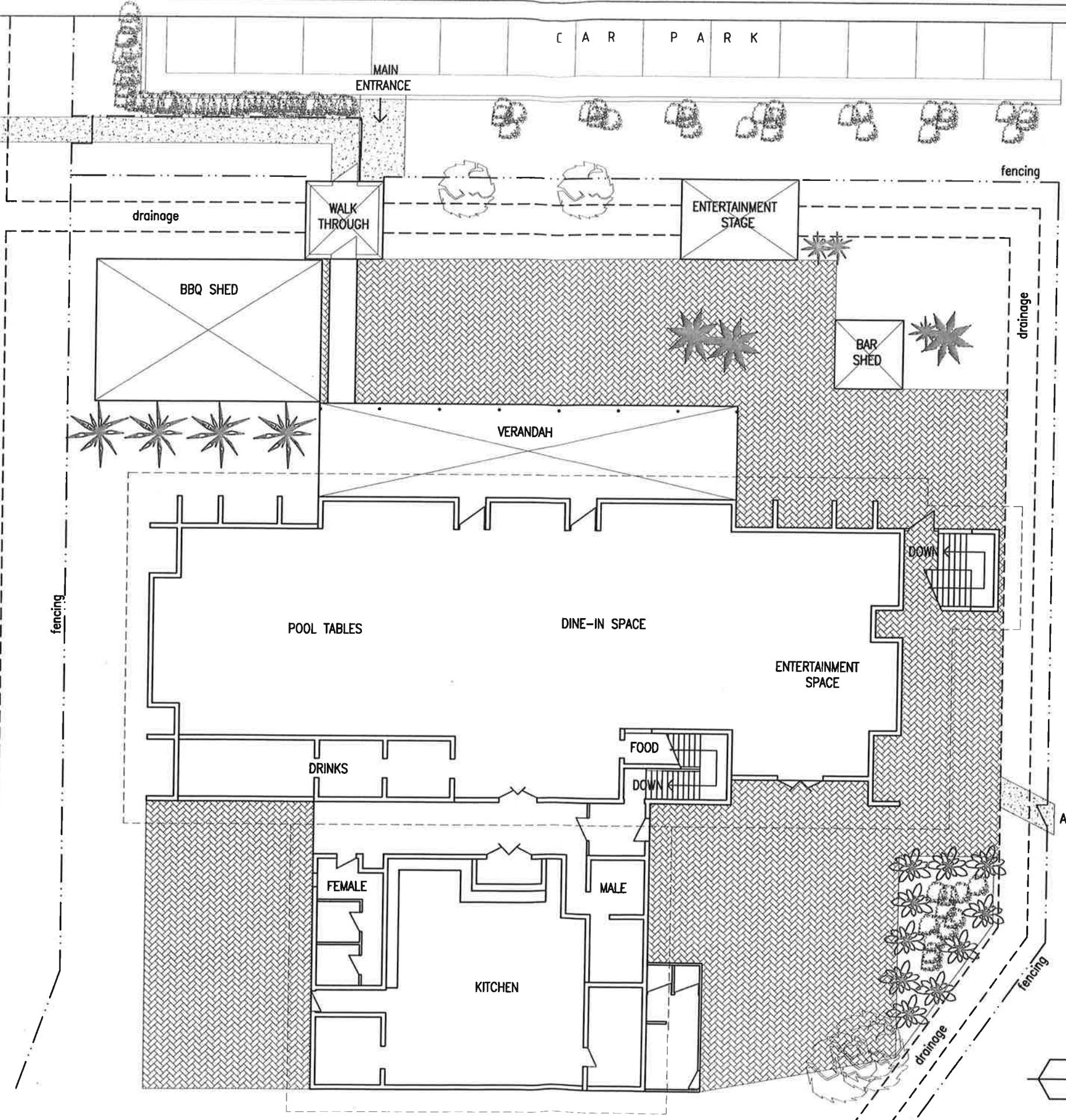
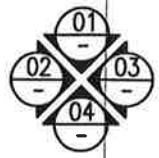
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Approved			Revision	
				Sheet 03 OF 08



ELEVATION LEGEND



EXISTING GROUND FLOOR PLAN
SCALE 1 : 200

PRELIMINARY TENDER DRAWING

CAD Filename: pplscb-05.dwg
Scales: 1 : 200 / AS SHOWN
Date Plotted: 24.11.16
Time Plotted: 10:00am

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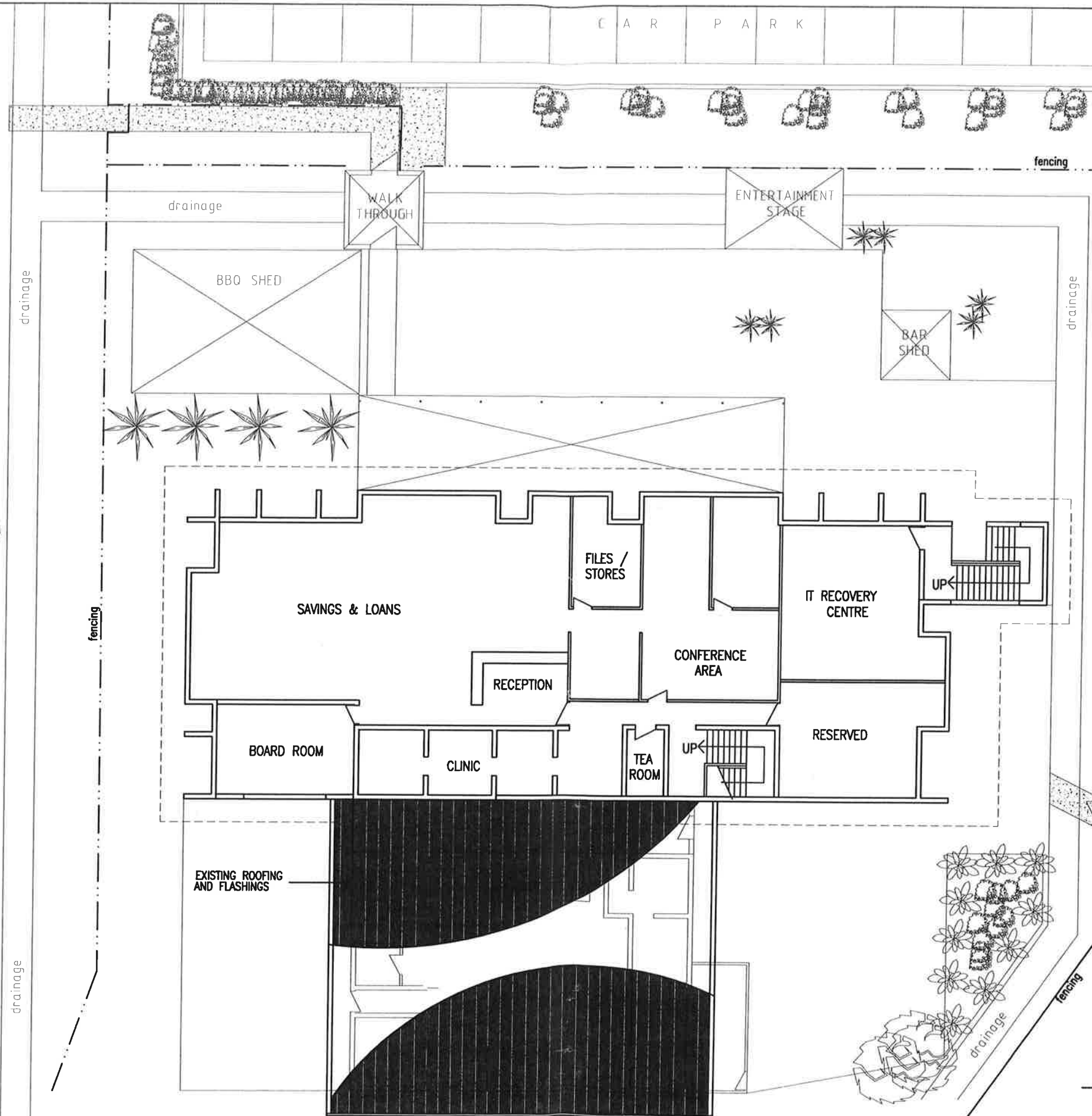


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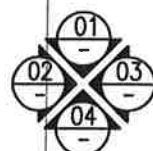
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Title	PPL SOCIAL CLUB BUILDING		
	EXISTING GROUND FLOOR PLAN		
Number	M		
Revision			
Sheet	04 OF 08		



ELEVATION LEGEND



EXISTING TOP FLOOR PLAN
SCALE 1 : 200

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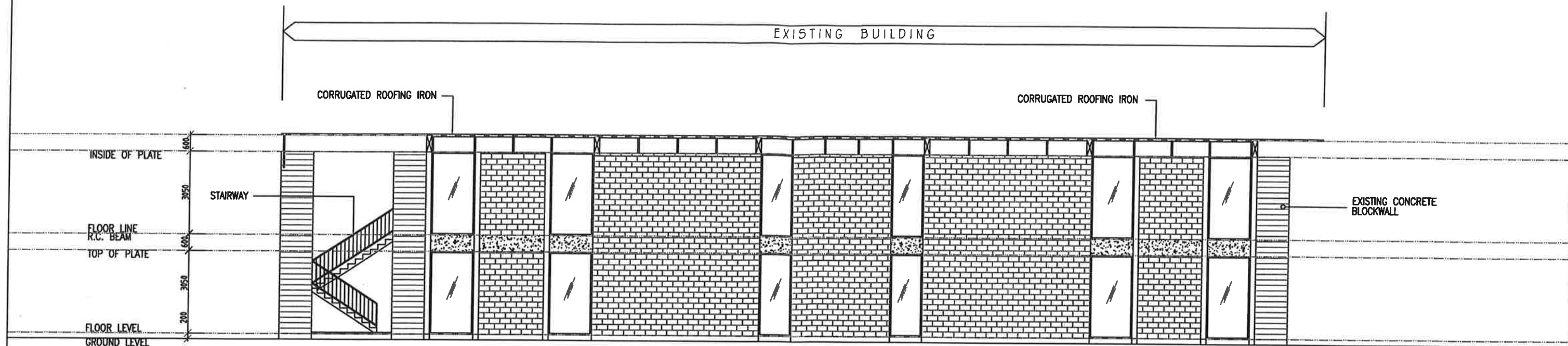
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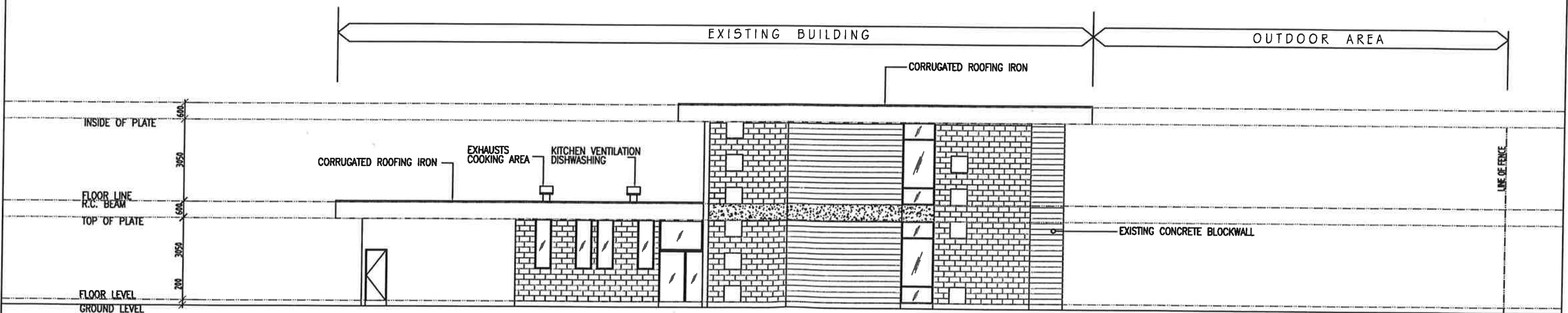
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Title	PPL SOCIAL CLUB BUILDING EXISTING TOP FLOOR PLAN
Number	M
Revision	
Sheet	05 OF 08



ELEVATION 01 - MAIN
SCALE 1 : 150



ELEVATION 03 - LHS
SCALE 1 : 150

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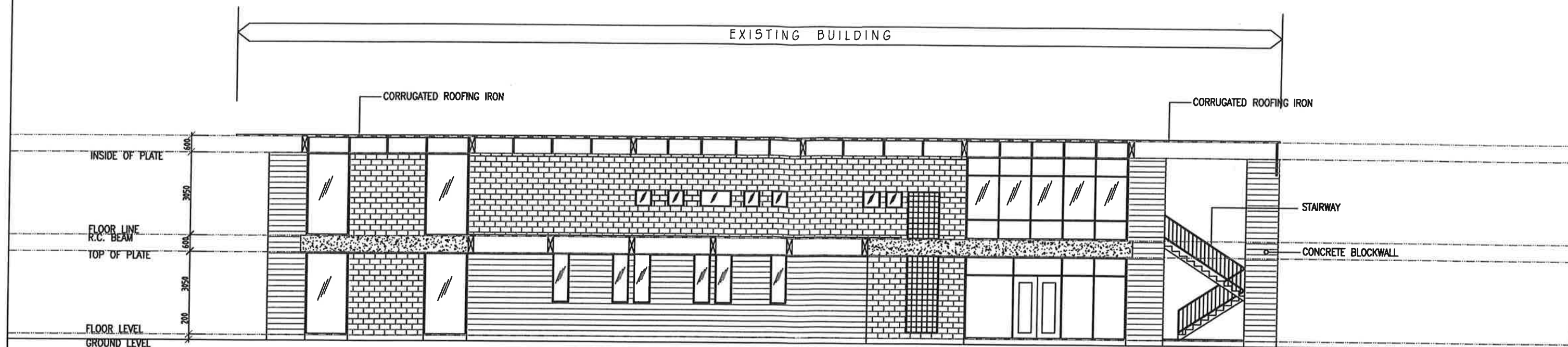
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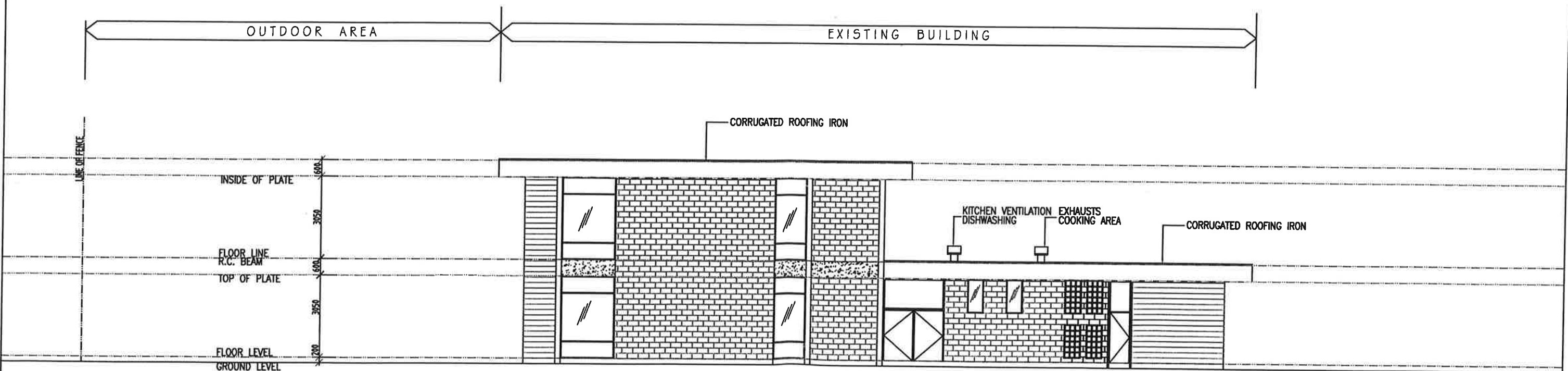
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Location	SECTION 12 ALLOTMENT 03 & 04 - HOHOLA. NCD
Title	PPL SOCIAL CLUB BUILDING EXISTING ELEVATIONS 01 & 03
Number	M
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Sheet	06 OF 08



ELEVATION 02 - BACK
SCALE 1 : 150



ELEVATION 04 - RHS
SCALE 1 : 150

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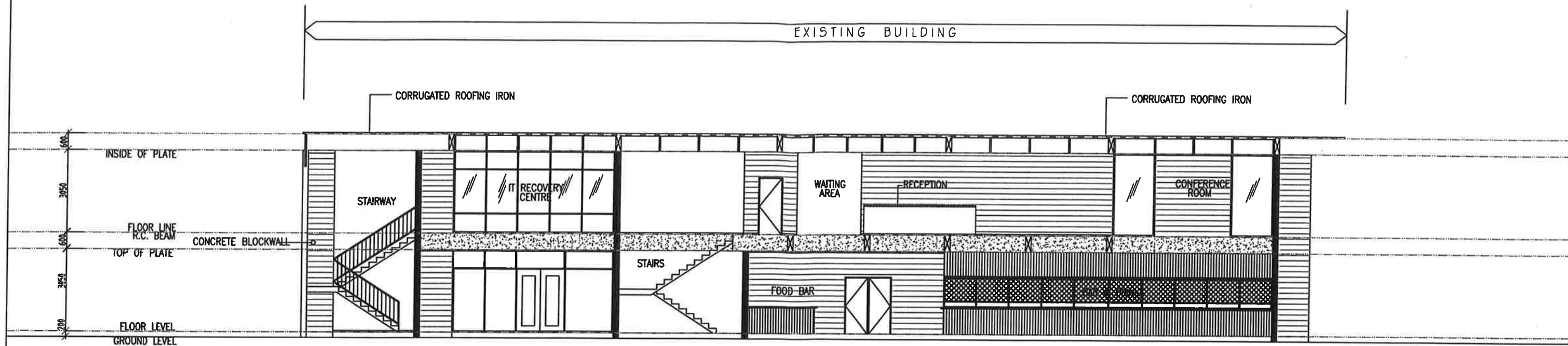
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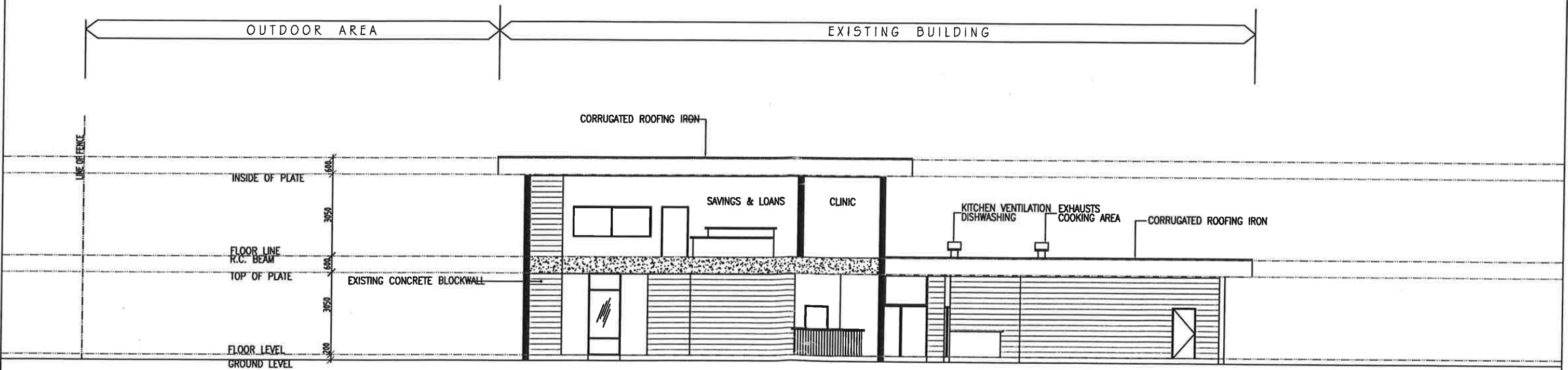
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LONGITUDINAL SECTION A-A
SCALE 1 : 150



CROSS-SECTION B-B
SCALE 1 : 150

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