

52ST.305



## TENDER FORM

The Chairman – Tender Opening Committee

PNG Power Ltd

P. O. Box 1105

**BOROKO** 111 NCD

Papua New Guinea

Phone: (675) 324 3381

Fax: (675) 3250791

Email: [supplyhelpdesk@pngpower.com.pg](mailto:supplyhelpdesk@pngpower.com.pg)

We (\*all name of company).....

.....

.....

.....

hereby tender for the undermentioned goods and services subject to the conditions of tendering and at the prices quoted in the scheduled therein

**TENDER No.** 43/2019

**CLOSING AT** 4.00 PM FRIDAY 30<sup>TH</sup> AUGUST 2019

**FOR** MAINTENANCE WORK FOR ECK # 03 - PNG  
POWER Ltd, KWIKILA – CENTRAL PROVINCE.



## **Kwikila ECK# 03- Maintenance SPECIFICATION**

**PURPOSE:** The Institutional building ECK #03 at Kwikila can be renovated to an acceptable level and improve PPL's image in the Province. The general condition of the house is potentially hazardous and becomes unhealthy for human occupancy.

**FOR:** Kwikila Operation - O&M SOUTHERN REGION

**O&M Business Unit – SOUTHERN/NGI OPERATION-POM**

**1. SCOPE OF Work**

This specification covers the supply of labour, materials and logistics for the Maintenance work to be carried out to PPL Institutional Building in Kwikila.

**2. SPECIFICATION.**

- ✓ Demolition & Disposal
- ✓ Carpentry & Joinery
- ✓ Painting
- ✓ Plumbing
- ✓ Electrical
- ✓ Tiling & Glazing
- ✓ Supervision



P.O. Box 1105 Boroko NCD

## **SOUTHERN OPERATIONS**

**CENTRE: PPL Kwikila**

**ECK # 03**

**Team: Southern Region Operation.**

---

TO: .....  
.....  
.....  
.....

**Scope Of Works and Works Involves.**

### **DESCRIPTION OF WORK:**

This Specification identifies and summarizes the standard of workmanship, quality of materials, PPL Building Maintenance Team, the Scope of Works and the general terms and conditions that apply under this contract.

### **SITE INSPECTION**

The Contractor must check and inspect the site and the property prior to submitting in their quotations.

### **VARIATIONS:**

The value of any variations to the work included in the estimate is ordered and authorized by the PNG Power Building Maintenance Coordinator or Regional Manager Southern. Whether by additions, omissions or substitution to the works described, both PNG Power Representative and the Contractor should agree before the variation is carried out.

### **CLOSING OF BIDS OR QUOTATIONS:**

A closing date for bids will be decided while carrying out site inspection. All bidders will be allowed five (5) working days to furnish his quotation and the handing in of Bids closes at 4.30 p.m. on the determined date.

The bidder shall then submit his bids or quotation in a sealed envelope including a latest copy of his Company's Bank Statement, PPL Vetted contractor, IRC & COC and to be addressed to:

The Facility Coordinator-Southern Region  
PNG Power Ltd.  
P.O. Box 1105  
**BOROKO**  
National Capital District.

**BID RESULT:**

The PNG Power Southern Region Team will inform both the successful and unsuccessful bidders by mail.

**STARTING AND FINISHING DATES:**

Upon awarding of Contract to the successful Bidder, a mutually convenient date for the start of work should be arranged and set between the Contractor and PPL Building Maintenance Coordinator and Team Facilities. A completion date will also be set and the Contractor should do his best to adhere to it.

Should there be a delay for some unforeseen factors; the Contractor is required to inform the PPL Building Maintenance Foreman of the reasons for such delays.

Any unnecessary delays may jeopardize the ongoing business relationship between the Contractor and PPL.

**REMOVAL OF DEBRIS:**

It is the responsibility of the Contractor to remove debris without delay during the course of work or completion of work.

**FINAL INSPECTION:**

Upon completion of the given contract, the Contractor shall arrange with PPL Building Maintenance Foreman and Team Leader Facilities for a joint inspection prior to handing the keys to PPL Team.

**PAYMENT:**

Progress payments will be applied for major valued maintenance, but as for minor maintenances, the "Contract Sum Payment Method" shall be the appropriate option to be applied.

**Preambles:**

The Contractor should be prepared to carry out in a good and workmanlike manner the works described in the Scope. The Contractor should exercise care in carrying out maintenances to the house and not cause damages to the house, furniture's or household belongings

The Contractor is liable for the welfare and the insurance cover of its employees. PNG Power will not be held liable for any incidents that may occur in the course of the Contractor's duties whilst carrying out this Contract work.

**PART C1**  
**FINANCE & SHARED SERVICES-PROPERTY SERVICES**  
**SCOPE OF WORKS**

**PROJECT DETAILS**

**Project Name:** Building Repair & Maintenance Works  
**Project Type:** Contractual Minor Refurbishment Works  
**House #:** ECK03  
**Tenant:** Jacob Alum (Linesman) ✓  
**House Type:** L54 low covenant  
**Physical Location:** Section 13; Allotment 9, Maria St, Kwikila Township, Rigo District, CP  
**Condition:** General wear and tear due to lack of maintenance over the years.  
**Duration:** 3-4 Weeks

**SCOPE OF WORKS**

**Living room area.**

Major works include the following:-

- Remove rotten shirting and replace with new.
- Remove rotten quads and replace with new.
- Remove rotten window jamb and replace with new.
- Replaced all missing louver blades, clear glass and obscure glass.
- Remove and replace aluminium louver frames
- Remove old torn fly wire screen, mesh wire and replace with new.
- Replace all window fly wire beads
- Remove rotten flooring 100x20mm and replace with new.
- Seal and vanish floor to finish
- Remove faulty fan, regulator, fitting and replace with new.
- Check all GPO, regulators and switches making sure in good working order.
- All broken internal walls shall be repaired and paint with three new coat paint, Undercoat, Semi gloss and final coat paint.
- Install new curtain rods.

**Kitchen area**

Major works include the following:-

- Remove crack ceramic tiles and replace with new ceramic tiles 300mmx300mm.
- Remove old splash back and replace with new seal between the sink.
- Remove rotten kitchen cupboards, bench, frames, overhead and replace with new.
- Replace all kitchen handle and knobs.
- Replace new kitchen catches and ventilation vent.
- Check/repair any leaking taps.
- Remove worn out laminex sheets and replace with new.
- Remove faulty stove and replace with new.

- Remove faulty fridge and replace with new.
- Remove rotten window jamb and replace with new.
- Replaced all missing louver blades, clear glass and obscure glass.
- Remove and replace aluminium louver frames
- Remove old torn fly wire screen, mesh wire, beads and replace with new.
- Replace all window fly wire beads
- Check all GPO, regulators and switches making sure in good working order.
- All broken internal walls shall be replaced and paint with three coat paint, Undercoat and Semi-gloss,
- Install new curtain rods

### **Toilet**

Major works include the following:-

- Remove old, crack ceramic tiles and replace with new ceramic tiles 300mmx300mm.
- Remove and replace rotten flooring, joist, and floor fibro for tiles and replace with new compression sheets (CFC).
- Remove rotten wall lining and replace with new
- Remove defect toilet seat and replace with new.
- Remove and replace water linkage pipes and fittings.
- Remove existing cistern toilet and replace with new.
- Install new toilet roll holder
- Remove rusty old privacy door lock and replace with new.
- Install new toilet door stopper. Plastic coat with (Cr)
- Remove old fluorescent light fitting/tube and replace with new.
- Check and ensure all GPO, regulators and switches are in good working order.
- Replace new hand basin taps.
- Remove old louver frames and replace with new.
- Remove old fly wire screen, mesh wire, beads to the toilet window, and replace with new.
- All toilet internal walls, ceiling lining shall be paint with two coat paint, Undercoat, and final coat to match the existing colour.

### **Bathroom**

Major works include the following:-

- Remove defect, broken ceramic tiles and replace with new from the floor.
- Remove defect or broken wall sheet and replace new.
- Remove rusty defect shower rose and replace with new.
- Remove rotten flooring and replace with new compression sheets( CFC)
- Remove rusty shower tap and replace with new.
- Remove rusty defect shower curtains rod. And replace with new
- Remove and replace with new soap holder.
- Remove rusty old door lock and replace with new.
- Remove old fluorescent light fitting/tube and replace with new.
- Replace old mirror and replace with new.

- Remove all rotten skirting and replace with new.
- Check and ensure all GPO, regulators and switches are in good working condition
- All bathroom internal walls, ceiling lining shall be painted with two coat paint, Undercoat, and final coat to match the existing colour.

### **Bedroom 1**

Major works include the following:-

- Construct new Wardrobe with hinges, doors and handle (Cr).
- Remove old louver frames and replace with new.
- Remove old fly wire screen, mesh wire and beads and replace with new.
- Remove and replace damaged floors, seal and vanish to finish.
- Replace missing louver blades.
- Remove rotten window jamb and replace with new.
- Check and ensure all GPO, regulators and switches are in good working order.
- Replace damaged electrical conduits with accessories.
- Remove rotten skirting/ quadrants and replace with new.
- Remove damaged bedroom entrance door and lockset and replace with new.
- Remove rotten wall lining and replace with new.
- Install new door stopper.
- Install new curtain rods.
- Install new SMC fan with fitting. medium size or supply stand fans
- All internal walls, ceiling lining shall be painted with two coat paint, Undercoat, and final coat to match the existing colour.

### **Bedrooms 2&3**

Major works include the following:-

- Remove old louver frames and replace with new.
- Remove old fly wire screen, mesh wire and beads and replace with new.
- Remove and replace damaged floors, seal and vanish to finish.
- Replace missing louver blades.
- Remove rotten window jamb and replace with new.
- Check and ensure all GPO, regulators and switches are in good working order.
- Replace damaged electrical conduits with accessories.
- Remove rotten skirting/ quadrants and replace with new.
- Remove rotten wall lining and replace with new.
- Install new door stopper.
- Install new curtain rods.
- Install new SMC fan with fitting. medium size or supply stand fans
- All internal walls, ceiling lining shall be painted with two coat paint, Undercoat, and final coat to match the existing colour.

### **Laundry Area**

Major works include the following:-

- Check any leakage taps and repair.
- Install new laundry double tub with plumbing fitting/accessories.
- Replace concrete slab with run offs and join with back door stair concrete treads
- Construct concrete pathway to the water tank with run offs
- Install exterior light

### **Veranda area**

Major works include the following:-

- Removing all rotten floor decking and replace with new
- Remove rotten floor joist at veranda and replace with new.
- Remove and replace all broken exterior walling claddings
- Remove and replace all broken fly wire and beads
- Remove and replace all mesh wires
- Remove and replace the main fly screen door with accessories
- All internal walls, ceiling lining shall be painted with two coat paint, Undercoat, and final coat to match the existing colour.

### **Perimeter fence**

Major works include the following:-

- Remove and replace barbed wire with tiers
- Remove and replace line wire with tiers
- Remove and replace broken/rusty/ bended brace, corner, and intermediate or gate posts with concrete fastened base.

### **Exterior works**

Major works include the following:-

- Install new clothes line at the back of the house
- Remove rusty/ faulty tank and replace with new taffa tank with plumbing fitting 3 000, Liters
- Construct tank stand with accessories
- Remove rusty gutters, down pipe, existing quad gutters and replace with new.
- Remove rotten fascia board, Barge board and replace with new.
- Remove rusty 60mmx22 iron post 800mm length and replace with new 3m height steel post, 100mm.
- Remove rotten bearers and joists and replace with new
- Remove rusty corrugated sheets ridge caps and barge moulds and replace with new.
- Constructed proper drainages for the building, civil drainage's 800mmx600mmx800mm along the perimeter of the building.
- General clean up at the site.

### **Inspection/ Duration**

The works will include:-

- Day to day site Inspection and reporting.
- Joint inspection after the project duration end (3-4 ) Weeks

## **2.00 NOTICE TO CONTRACTOR:**

2.01 It is the Contractors responsibility to very all dimensions, measurements, material brands and types on the job site prior to execution of the work described in the Scope.

The Contract should carefully organize, so far as the work allows. The follow on of each trade in correct sequence so as to avoid damages to finishes.

The Contractor is required to visit the site and inspect the works with PPL Site Supervisor and then provide a quote to carry out the works.

The work site is **PPL Kwikila ECK#03 –Central Province**

Prepared By:



Name: Martin Aiwara

Position: Facility Coordinator –Southern Region

Date: 28/06/2019

Approved By.



Name: Linus Melivala

Position: Regional Manager SNGI.

Date: ..../.../2019

**2.1 COMPLIANCE WITH STANDARDS**  
**As per the attached Scope of Work.**

**3. TOOLS AND EQUIPMENT**

**Tools and equipment required are helmets, safety vests, hand gloves and safety boots safety glass and safety clothing's.**

**4. TERMS AND CONDITIONS**

**Contractor should be prepared to carry out work in a good and manlike manner the works describe in the scope and also exercise care in carrying out maintenance to the office building and not causing damages to the other part of the building that was not included in the scope of work. The contractor is liable for the welfare and the insurance of its employees. PNG Power will not hold liable for any incident that may occur in the course of the contractor's duties whilst carrying out this contract work.**

**PAYMENT**

**Upon completion of the given contract, the contractor shall arrange with PPL building maintenance team for join inspection and arrange for payment.**

**5. CONTACT PERSONS**

**Forward your requests regarding clarification and or additional information should be directed to;**

**Mr. Martin Aiwara      on Email: [maiwara@pngpower.com.pg](mailto:maiwara@pngpower.com.pg)**

**6. SUPPLY/TENDER**

**Supplier to submit Quote to:**

**Tenders Committee**

**PNG Power Ltd**

**P.O. Box 1105 BOROKO, NCD,**

**Papua New Guinea**

**Email: [supplyhelpdesk@pngpower.com.pg](mailto:supplyhelpdesk@pngpower.com.pg)**

**Note:**

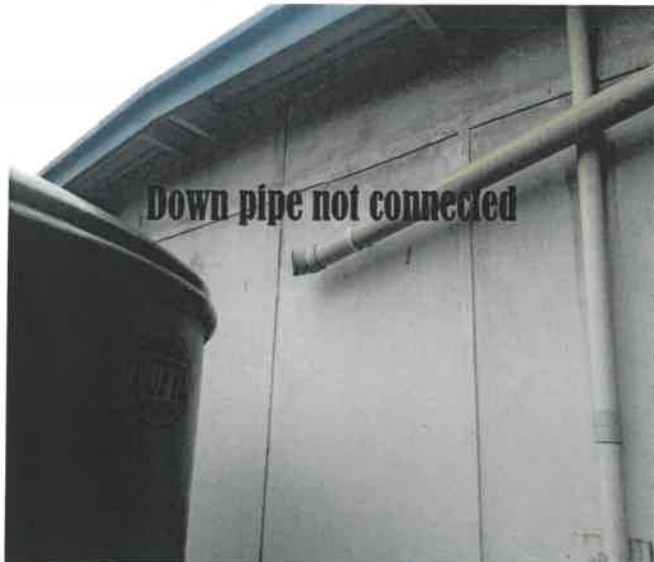
**Submission of this quote/tender shall be one (1) week. Quotations received after the closing date will not be considered.**

**PART D1  
PHOTOGRAPHS**

**ECK03**



ECK03 Pics continue



Broken pot, cistern and flooring



Broken door not, wall and T&G flooring.



Broken walls



ECK03 Pics continue



Broken door and lock set



Defect fridge and stove with broken cupboards



Rusty stumps sinking under the water log area and the bearers rotten due to lack of maintenance over the years