



udecott

Urban Development Corporation of
Trinidad and Tobago Limited

REQUEST FOR PROPOSALS

PROVISION OF MODIFIED DESIGN-BUILD SERVICES FOR THE RESTORATION OF THE GALERA POINT LIGHTHOUSE

The Ministry of Tourism and Culture, through the Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT), is desirous of Restoring the Galera Point Lighthouse.

In this regard, UDeCOTT invites suitably qualified and experienced entities to submit proposals for **PROVISION OF MODIFIED DESIGN-BUILD SERVICES FOR THE RESTORATION OF THE GALERA POINT LIGHTHOUSE**.

The successful contractor shall be chosen using a competitive selection process as set out in the Request for Proposals (RFP). Proponents are advised that submissions must include ALL the documents as set forth in the RFP. Failure to do so may result in disqualification.

INSTRUCTIONS FOR PURCHASE OF RFP PACKAGE

The tender process for this project will be conducted via UDeCOTT's E-Tender System. To participate, proponents must be registered on the E-Tender System. **Proponents already registered on the E-Tender System are not required to register again.**

To access the Vendor Registration, proponents are required to go to UDeCOTT's website at udecott.com, place the cursor over the **tendersmenu** at the top of the page, then select **E-Tender portal** in the drop-down list. Once registered, an automated email will be sent to the registered email account directing the proponent to activate their E-Tender account. Once the account is activated, the proponent will then be allowed access to view the RFP on the E-Tender System.

Should you encounter any technical difficulties in accessing or using the system, you are to immediately contact our IT Helpdesk at 225-4004 ext. 206 or etenderhelpdesk@udecott.com, carbon copying the Secretary of the Tenders Committee at tendersecretary@udecott.com.

The RFP package will be available for purchase from **September 10, 2021**. To download the RFP package, you will then be required to select and purchase the RFP **via online payment**. The cost of the RFP package is **\$1,500.00 VAT Inclusive**.

An online **Information Session** will be held on **September 16, 2021 at 10:00 a.m.** via video conference. This will be followed by a Site Visit on **September 17, 2021 commencing at 11:00 a.m.** Interested parties are kindly asked to confirm their availability, together with the names and preferred email addresses of their representatives who will be in attendance, via email to tendersecretary@udecott.com by 2:00 p.m. on September 15, 2021.

The deadline date for submissions is **October 18, 2021 at 2:00pm (AST)**.

Please visit our website at udecott.com for further details.

SECRETARY, TENDERS COMMITTEE



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Urban Development Corporation
of Trinidad and Tobago Limited

SCOPE OF WORKS

RESTORATION OF GALERA POINT LIGHTHOUSE



The Urban Development Corporation of Trinidad and Tobago Limited

August 2021 Rev_01

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Introduction

The Urban Development Corporation of Trinidad and Tobago Limited (UDeCOTT) is a company incorporated in Trinidad and Tobago and continued under the Companies Act, Chapter 81:01, with its offices at 38-40 Sackville Street, Port of Spain, Trinidad, and is wholly owned by the Government of the Republic of Trinidad and Tobago. UDeCOTT is engaged in the business of property development.

Building History

Galera Point is one of the most beautiful and dramatic ocean destinations in Trinidad. Literally the furthest eastern point of the island, Galera Point is the location of the Toco Lighthouse that overlooks the turbulent stretch of water known as the Fisherman's Graveyard, where the Atlantic Ocean meets the Caribbean Sea. The Toco lighthouse, a white stone tower built in 1897, shines a red light that warns vessels of the rocky waters below.

The Galera Point Lighthouse is one of the Trinidad's historical site located in Galera Road, Toco. This site is on the Heritage Asset Register of the National Trust of Trinidad and Tobago with a Grade 2 restoration guideline, i.e. "Property in which material change may be permitted, provided that similarity is maintained in all respects as its original composition, shape and form".

Project Objectives

The restoration and upgrade works primary aims is to repair and provide permanent solution to structural issues of the historical lighthouse, thus enhancing the visitors' experience of the site. The following are the restoration and upgrade works to be done, but not limited to:

- a) Structural repairs to wall and floor
- b) Stoppage of water ingress into the Lighthouse
- c) Repair of window sills to remove ponding of water
- d) Removal of corrosion in the stair treads and railings
- e) Removal of corrosion in the Antennae Tower

Upon successful delivery of this restoration works, it is anticipated that a safe recreational environment will be created which in turn boosts the tourism industry, the local economy and safeguards the economic development of Trinidad and Tobago.

Site Location



Scope of Works

I. General

1. The Contractor shall provide all supervision, labour, plant/tools and equipment, transportation, which may be required to safely execute the works as stated in this Scope of Work, and shall provide the required personal protective equipment for each employee at his expense at all times.
2. Due to sensitivity of the nature of work and its location, the Contractor is required to supervise the works at all-time on-site by, at a minimum, competent supervisor and a qualified Health and Safety Officer.

3. The Contractor shall not permit the use of alcohol or radios on-site, nor shall he permit horse play or the use of inappropriate language on the compound.
4. The Contractor shall be restricted within the project site only, and shall not be allowed to go in any other buildings unless permitted to do so. The Contractor shall supply and maintain portable toilet as required, and as per the OSHA requirement.
5. The Contractor shall comply with all applicable laws and regulations regarding safety aspect of the work, including but not limited to those contained in the Occupational Safety and Health Act.
6. The Contractor shall be responsible in maintaining all signage throughout the duration of the works.
7. All cost e.g. reports, survey, tests, manpower, tools, equipment, plant, transportations, signage, public notices, applications, supervision, etc. shall be borne by the Contractor. Further, any additional costs not mentioned above which may be incurred in relation for the successful deliverable and completion of works shall be to the Contractor's account.
8. The Contractor shall ensure that proper housekeeping is performed at the end of each work day, and shall remove and dispose all debris/garbage to a suitable offsite location. Strictly no compounding of garbage/debris within a 2-day period, including weekends and public holiday.
9. If needed, the Contractor shall be readily available at all times to perform on-call services to any specific task as instructed by UDeCOTT.

II. Structural Repair – Restoration of Galera Point Lighthouse

1. Structural Wall & Floor Cracks
 - a) Removal of all cement rendered to the historic lighthouse, and render with lime mortar.
 - b) Cracks in both walls and floors are to be repaired by crack injection of epoxy resin such as MasterInject 1380 or equivalent.
 - c) Carbon fibre repair of tower walls for:
 - Shear strength reinstatement along length of tower wall.

- Tensile strengthening and containment of masonry material at floor to wall connection.
 - d) Repaint external and internal wall surfaces with 2 coats of breathable paint or lime wash.
2. Significant Water Ingress into Lighthouse
 - a) Repair all cracks via crack injection using epoxy resin, and as specified in paragraph (1) above.
 - b) Water proof concrete roof of structure using Thermotek X99 or equivalent.
 - c) Ensure roof waterproofing material wraps around and over the existing antenna connections.
 3. Ponding of Water on Window Sills
 - a) A 2" PVC pipe shall be placed into the masonry infill of the window to allow the water to drain out of the tower.
 - b) The PVC pipe must be fixed in place using a polyurethane resin.
 4. Significant Corrosion of Stair Treads
 - a) Steel surface of stair to be cleaned by wire brushing.
 - b) Steel surface shall be treated with anti-corrosive paint.
 - c) The surface should be covered with non-skid rubber surfacing.
 5. Corrosion to Antenna Tower
 - a) Cut antenna from the tower, just above the bolt connections, without removing the bolt fixtures at the antenna base from the lighthouse masonry structure. Ensure that cut is made leaving at least a 10" vertical upstand to allow the repaired tower to be re-fixed.
 - b) Wire brush the antenna base connections and treat with a corrosive-resistant coating in preparation to receive the repaired tower.
 - c) Either clean and repair the tower on the ground, or construct a new tower and install on the retained antenna base.
 - d) Under no circumstances, remove or modify the existing antenna base connection without the Engineer's approval.
 6. Adequacy of Floor Surface
 - a) Apply a seamless non-skid rubber surface to the floor.
 - b) Ensure the surface forms a continuous skirting onto the walls.

III. Ancillary Works

1. Asphalt Pavement / Resurfacing (from the Main Gate to the Lighthouse)
2. Landscaping (perimeter of the Lighthouse and immediate surrounding)
3. Signage (all signage shall be in accordance with Tourism International Guidelines and shall be appropriate to the theme location)
 - a) Main Entry Signage
 - b) New Information / History Sign (to be located in Lighthouse)
 - c) Directional / Informative Signage
4. CCTV System

Contract Particulars

a) Commencement date	- Within 5 days upon issuance of Letter of Award
b) Project Duration <ul style="list-style-type: none"> ▪ Design ▪ Procurement ▪ Execution of works ▪ Project Closeout 	Overall not to exceed Six (6) Months <ul style="list-style-type: none"> - not to exceed one (1) month - included in the overall work duration - included in the overall work duration - included in the overall work duration
c) Condition of Contract	- FIDIC Short Form of Contract (Green Book)
d) Schedule of Processing of Payment	<ul style="list-style-type: none"> - Processing of payment will be on a monthly basis which is every 1st week of the month - A 10% advance payment is allowed, and to be recouped in two instalments commencing on the third payment application

FREQUENTLY ASKED QUESTIONS (FAQs)

PROVISION OF MODIFIED DESIGN-BUILD SERVICES FOR THE RESTORATION OF THE GALERA POINT LIGHTHOUSE.

What is the purpose of this Request for Proposal?

The purpose of this Request for Proposal is to identify and contract a suitably qualified and experienced Contractor with the specialised expertise necessary to undertake the Project.

What is the Location of the site?

The location for the Galera Point Lighthouse is at Galera Road, Toco.

Date and Time of Pre-submission Meeting and Site Visit?

A Pre-submission Meeting will be held on **September 16, 2021 at 10:00 a.m.** via video conference. This will be followed by a Site Visit on **September 17, 2021** commencing at **11:00 a.m.**

Are there any eligibility requirements for this Procurement Process?

In order to be eligible for evaluation and/or consideration to provide the Works, Proponents must be able to demonstrate the following:

- Incorporation or otherwise registered to do business in Trinidad and Tobago **prior** to the award of any contract for the provision of the Works, as evidenced by the Certificate of Incorporation or Registration (as applicable),
- Submission of Annual Return – 2020 (2021 if applicable)
- Submission of valid statutory clearance/compliance certificates, namely,
 - VAT Clearance Certificate
 - BIR Clearance Certificate
 - NIS Certificate of Compliance

Are Proponents required to submit a Bid Bond with their Proposals?

No Bid Bond is required for this Project.

Would proposals submitted by Joint Ventures be acceptable?

Proposals submitted by Joint Venture (JV) entities would be acceptable providing that the following is included in their Proposals:

1. Joint Venture Guarantee
2. Joint Venture Agreement (executed)
3. Audited Financial Statements, Litigation History and Experience of each member
4. Other related documents identified in the RFP.

What is the recommended team composition?

At a minimum, the proposed team should comprise the following:

1. Project Manager/Team Leader (1 No.)
2. Civil/Structural Engineer (1 No.)
3. HSSE Manager (1 No.)

Proponents are to note that the responses provided as guidance to these Frequently Asked Questions does not relieve the Proponent of its obligation and responsibility to fulfil and comply with all requirements of the Request for Proposals.