

I N V I T A T I O N F O R

Expression of Interest (EOI) for Buildings and Facilities Maintenance on Bonny Island

INTRODUCTION

Nigeria LNG Limited (NLNG) production plant located on Bonny Island, Rivers State, Nigeria, consists of six (6) natural gas liquefaction trains with a total capacity of twenty-two (22) million tons of Liquefied Natural Gas (LNG) and five (5) million tons of Natural Gas Liquids (NGL) per annum. The production plant is operated by a dedicated team of operators, specialists and service providers who ensure continuous production round the clock.

NLNG hereby invites interested companies with the requisite experience detailed below to express their interest to participate in the tendering for this service.

SCOPE

NLNG wishes to review the current maintenance approach for its facilities to ensure fitness for purpose for an ageing facility. There shall be 3 aspects of this activity.

- 1. Package A** – Provision of Facilities Management, Maintenance Integration and Support Services. (Focusing on facilities engineering management, inspections, planning, maintenance integration and planned maintenance routines (PMRs) co-ordination).
- 2. Package B** – Provision of Maintenance of Residential and Public Buildings & Facilities (Focusing on the execution activities for building maintenance).
- 3. Package C** – Provision of Non-routine Services and Maintenance of Utilities & Infrastructure at the Residential Area and Industrial Area Offices (Focusing on utilities maintenance and non-routine services).

We invite highly competent facility and building management companies who are versatile in managing ageing buildings and facilities as detailed below:

Package A – Provision of Facilities Management, Maintenance Integration and Support Services.

1. Deployment of a data-driven performance management framework for the multi-discipline execution-based scope i.e., facility maintenance contractor, HVAC contractor, kitchen/laundry equipment contractor, non-routine and utilities maintenance etc. List and describe the specific key result areas and KPIs you will use to achieve this, including frequency of measurement, technology, motivational considerations etc.
2. Capability to develop a holistic facility management programme to ensure real-time intelligence gathering on all buildings and facilities (asset integrity), sustain/improve the 'look and feel' of building and facilities, tracking of identified/agreed interventions (short, medium and long term). Describe how the key asset will be managed.

3. Capability to carry out life cycle management of the buildings and facilities including developing business case for 5 years obsolescence planning and implementation for older facilities (economics of maintenance vs re-investment needs) and for new facilities, and the transition from projects to operation.
4. Capability to obtain/review failure trends and patterns in daily activity calls of multi-disciplined contractors and make recommendations to aid timely and effective intervention. This shall include routine reviews (weekly or bi-weekly). Briefly describe how you can achieve this
5. Technology-driven QA/QC management and HSE oversight.
6. Capability to efficiently manage cost with emphasis on reduction in maintenance calls and/or rework, materials usage and any other cost drivers
7. Capability to deliver a fit-for-purpose materials, equipment and supply chain management including obsolescence especially. This shall include monthly analysis of materials usage and equipment status to sustain the activities.
8. Capability to carry out capacity development (technical and soft skills) for own staff including customer service, technical skills within the discipline.

Package B – Provision of Maintenance of Residential and Public Buildings and Facilities

1. Set-up and deploy a system for managing the breakdown maintenance service requests during and outside of working hours i.e., request for maintenance calls, response to maintenance services for the different trades within the stipulated hours in a typical Service Level Agreement, close-out of calls.
2. Capability to deploy and manage the Health, Safety and Environment (HSE) requirement for the maintenance scope of work including providing a robust HSE management framework
3. Capability to provide suitable manpower for maintenance (in Electrical, Civil, Aluminium, Sewage, Painting, Scaffolding, Masonry, Welding, Plumbing, Carpentry), tools and equipment, materials, spares, consumables, accessories, etc, to carry out routine, scheduled, breakdown and preventive maintenance, inspection services and repairs to designated buildings, facilities and associated plant and equipment
4. Maintenance and repair of all interior and exterior building fabric including walls, ceilings, floors, roofs, windows and doors, furniture and fittings, etc. The scope includes masonry, carpentry, electrical, plumbing, painting, and welding works, domestic and industrial kitchen and laundry equipment, etc.

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5. Maintenance and repair of common facilities including but not limited to grounds, roads, pathways, fences and barriers, sewage systems, water and electrical distribution networks, street lighting, sports and gym equipment, etc.
6. Capability to identify and procure maintenance material to ensure there are no overdue maintenance calls beyond the Service Level Agreement
7. Capability to provide management reports – list/describe the specific management reports and frequency for such
8. Capability to carry out pre-occupation Maintenance (house upgrade work after a house become vacant)
9. Capability to manage industrial and community relations issues of its staff

Package C - Provision of Non-routine services and Maintenance of Utilities and Infrastructure at the Residential Area and Industrial Area Offices

1. Set-up and deploy a system for managing the breakdown maintenance service requests during and outside of working hours i.e., request for maintenance calls, response to maintenance services for the utilities within the stipulated hours in a typical Service Level Agreement, close-out of calls
2. Capability to deploy and manage the Health, Safety and Environment (HSE) requirement for the maintenance scope of work including a providing a robust HSE management framework
3. Capability to provide suitable manpower for maintenance (in Electrical, Civil, Road, Underground water, sewage and electrical facilities) tools and equipment, materials, spares, consumables, accessories, etc, to carry out routine, scheduled, breakdown and preventive maintenance, inspection services and repairs to designated facilities and associated plant and equipment
4. Maintenance and repair of all underground and public utilities including Sewage systems and panels with associated piping's, swimming pool plant rooms and facilities, underground water and electrical systems, road maintenance and all public facilities., etc. The scope includes excavation, masonry, electrical, plumbing, painting, mechanical and welding works, with associated accessories and equipment, etc.
5. Maintenance and repair of common facilities including but not limited to grounds, roads, pathways, fences and barriers, sewage systems, water and electrical distribution networks, street lighting, sports and swimming pool facilities., etc.
6. Capability to identify and procure maintenance material to ensure there are no overdue maintenance calls beyond the Service Level Agreement
7. Capability to provide management reports – list/describe the specific management reports and frequency for such
8. Capability to carry out pre-occupation Maintenance (house upgrade work after a house become vacant)

9. Capability to manage Non-routine /campaign type activities including but not limited to installations, modifications and upgrade works
10. Capability to manage industrial and community relation issues of its staff

Interested companies are to indicate the order of their preference for package A, B and C. Please note that failure to indicate this and provide the supporting information/documentation to show capability, may lead to disqualification. Successful companies after this stage may only be allowed to submit a tender for one (1) package only.

COMMENCEMENT AND DURATION

The expected date of commencement of the Service contracts is Q4 2024 and the duration will be three (3) years with an option to extend for one (1) year + one (1) year based on high quality service performance. This will be at NLNG's sole discretion.

PRE-QUALIFICATION

To qualify for consideration, interested companies are required to respond to this invitation with the following information/documents for consideration. Failure to submit any of the under-listed documents may lead to disqualification. The following are required for all the three packages namely: Package A, Package B and Package C.

1. Respondent's confirmation of interest to participate in the pre-qualification exercise
2. Certificate of Incorporation and CAC documents (forms CO2 and CO7 or equivalent)
3. Current/Valid relevant certificates as issued by the Nigerian Upstream Petroleum Regulatory Commission (NUPRC) and/or the Nigerian Midstream and Downstream Petroleum Regulatory Authority (NMDPRA)
4. Valid NCEC issued by NCDMB
 - i. Package A – Quality inspection and quality control (QS) Category
 - ii. Package B and C- Procurement and Supplies (PS) Category
5. A detailed list of relevant experience to the respective package, with evidence of related works within the last 5 years. Kindly indicate names of clients, location, contact, contract value and/or volume of services provided with evidence (e.g., award letters, contracts, completion certificates, purchase orders, recognition letters etc.)
6. Evidence and documentation supporting compliance with the Nigerian Oil and Gas Industry Content Development (NOGICD) Act 2010

Only companies deemed to have met NLNG's and NCDMB pre-qualification requirements shall receive further correspondence from the Company, including invitations to tender for the respective packages.

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Compliance with Nigerian Content (NOGICD ACT 2010)

The Nigerian Oil and Gas Industry Content Development (NOGICD) Act 2010 supports, and details expected Nigerian Content deliverables within contracts and projects in the Nigerian Oil and Gas industry.

NLNG is committed to the NOGICD Act 2010 and Nigerian Content Development.

Interested companies shall comply with the provisions of the NOGICD Act that relate to the scope mentioned above for Packages A, B & C and in particular, comply with the minimum Nigerian Content targets for the scope, which are covered in the Schedule of the Act.

Failure to comply with the Nigerian Content Act or demonstrate commitment to Nigerian Content Development shall result in disqualification from this process.

General Nigerian Content Requirements

Interested companies should, in addition to the above requirements, submit the following Nigerian Content requirement for this Expression of Interest to be considered for further correspondence. Kindly note that Nigerian Content requirements on this tender are mandatory, and failure to submit shall constitute a fatal flaw.

1. The tenderer's Nigerian Content Policy Statement, articulating management's strategic drive towards compliance with The Act
2. The tenderer shall demonstrate that bidding entity is a NIGERIAN Company or INDIGENOUS Company Bidders should provide Certificate of Incorporation, forms CAC CO2 & CO7, demonstrating minimum 51% Nigerian shareholding stipulated for a Nigerian Company
3. Content Execution Plan explaining the methodology of how the contractor intends to comply with the requirements of The Act, how it intends to give first consideration to services provided from within Nigeria, the first consideration to goods manufactured in Nigeria, and first considerations for employment and training of Nigerians in the work program. Tenderer's detailed plan to achieve/sustain the minimum percentage Nigerian Content target set for this tender
4. Evidence of in-country presence/facilities in Nigeria but not limited to location and addresses of company head office, yard, factory, workshop etc.
5. Provide percentage of Nigerians holding key management positions and total percentage of Nigerian workforce.
6. The tenderer shall In line with the NCDMB Human Capacity Development guideline, commit to providing

Project-Specific training, man-hour, budget, skill development and understudy plan for Nigerian personnel utilizing OGTAN registered trainer(s) or other approved NCDMB training institution(s). This shall be submitted in the form of a plan

7. The tenderer shall submit evidence of an appropriate and Valid Nigerian Content Equipment Certificate NCEC.

Packages B & C: PS - Procurement & Supplies

Package A: QS - Quality Inspection

8. The tenderer's NCD Plan to comply with minimum Schedule A targets for relevant scope, e.g., Insurance, Banking, Pension Administration, etc.
9. The tenderer shall provide evidence of registration on the NCDMB NOGIC JQS

Submission of Responses

Submissions in response to the above requirements shall be completed strictly in accordance with the instructions given in this publication.

Failure to submit any of the documents may result in the disqualification of the applicant.

The Expression of Interest document should be submitted via the Eoi Portal Hyperlink below

https://nlng-eoi-nlmg.msapproxy.net/NLNGVendors/eoi_index.aspx

The submission must be received by NLNG not later than 1600hrs (GMT+1) Monday 25th March, 2024.

Please Note:

- This is not an invitation to tender. The full tendering procedure will be provided to applicants that are successful in the pre-qualification exercise which will be carried out in accordance with NLNG's relevant procedures.
- This advertisement for Expression of Interest and Pre-qualification shall not be construed as a commitment by NLNG, nor shall it entitle respondents to claim any indemnity from NLNG or its affiliates by virtue of having responded to this advertisement.
- This Expression of Interest is a simple invitation for interested vendors to express interest in providing the indicated services and does not warrant any further feedback from NLNG hereafter.
- If you do not hear from NLNG within 3 months of submission of this publication, it should be taken that your application was not successful.

Signed:
MANAGEMENT



...a globally competitive LNG company helping to build a better Nigeria