



NATIONAL MARITIME SAFETY AUTHORITY

PROJECT BRIEF

For

NMSA PROPERTY RE-DEVELOPMENT, BINNEN POINT, MADANG.



**LOCATION: SECTION 10; LOT 23 BINNEN
POINT, MADANG**

1.0 INTRODUCTION/BACKGROUND

The Authority was established by the National Maritime Safety Authority (NMSA) Act of 2003 by Parliament to oversee all aspects of safety at sea. NMSA, through the Office of the CEO is responsible with ensuring that the Vision, Mission and Goals of the Authority are consistent with its mandate, complement the development goals and priorities of Government and meet the expectations of its stakeholders.

The Authority is a not-for-profit entity, which derives its revenue (mandatory levies) from the shipping industry, in return for services provided in its mandatory role to regulate and promote maritime safety. The service provisions are, in navigational aids infrastructure & equipment provision, maritime search & rescue co-ordination during distress calls by vessels, port state and flag state inspection of vessels in our waters, protection of the maritime environment from ship source pollution, small craft regulatory framework and assistance to Maritime Provinces to administer and police this act.

The NMSA has set up Regional Offices in Alotau, Lae, Madang, Vanimo, Kimbe, Rabaul and Port Moresby (HO) to carry out its mandated functions. The Authority now intends to propose developments on its property located on section 10 lot 23 Binen Point for its operational activities in Madang. The requirement of the proposal to design and build shed to accomodate boat, oil spillage equipment, navigational aid inventory storage and the construction of boat access ramp. The details of the requirements are specified below.

2.0 OBJECTIVES, DELIVERABLES AND REQUIREMENTS

2.1 Project Objectives

- Engage reputable design and build contractors to design and build a new facility to accommodate the boat, oil spillage equipment, navigational aids inventory storage and boat access ramp and other work items described on its property at Binen Point, Madang.
- NMSA to have improved property with development including perimeter fencing, drainage, and pavement and construction of guardhouse.

- NMSA to have new fully functional facility built with durable and quality materials (Steel or concrete) to resist rust for future less maintenance cost and complete with services connected to the mains.

2.2 Project Deliverables

- The design and build contractor shall liaises with the representative of National Maritime Safety Authority (NMSA) to seek approval of the final architectural, civil structural drawings and seek sign off from registered IEPNG engineer or consulting firm.
- Interact with project manager or its representative to comply with design requirements for Provincial Physical planning and Building Board approval.
- Submit design documents to the physical planning and building board for approval and commence construction.
- Construct approved construction drawings together with building services fully installed. The contractor is required to liaise with external service providers including PNG Power, PNG water board and other service providers to complete a fully functional facility and deliver to National Maritime Safety Authority.
- Submit a final '**AS BUILT**' drawings to the project manager or its representative.
- Submit progressive update reports to the Authority for information and final completion report after the completion of the report.

2.2.1 Specialist internal spaces Boat storage

- Entire floor area to be on reinforced concrete.
- Half height external wall lining with selected material and internal finishes with selected material while other half open and enclosed with galvanised mesh wire or similar.
- Roller door or similar for easy access.
- Access ramp with track or similar for easy access of the boat from the shed to sea or vice versa.
- Other necessary tasks to complete the tasks.

2.2.2 Oil Spillage Equipment storage

- Construct mezzanine ground floor for oil for the storage of oil spillage equipment.
- Specifics of design requirement will be from the NMSA maritime operations division.
- Install Architects recommended external and internal walls.
- Construct lockable cupboards and open shelf for storage of oil spillage equipment.
- Construct concrete bund (200mm high or similar) surrounding the oil storage equipment to prevent spillage of any access oil.

2.2.3 Navigational Aids Inventory items

- Construct mezzanine floor on steel structure with selected floor frames, floor lining and finishes.
- Install lockable cupboards and shelves for storage of navigational aids inventory items.
- Construct access ramp and stanchion rails including steel stairs for access and movement of lightweight navigational equipment or aids.

2.2.4 Office space

- Construct one x enclosed office space at ground floor together with workstations, filing cabinets, with access to power points, etc...

2.2.5 Access Ramp

- Construct reinforced concrete boat access ramp for the boat to access from the storage shed and sea.
- The length and depth of the access ramp to be determined with the availability of boat dimensions provided by National Maritime Safety Authority (NMSA).
- The access to be fully gated.

2.3 Roof plumbing and paint finishes

- All roofing materials to be corrugated roofing iron installed in accordance with architects specifications and installation instructions.
- All gutters, down pipes etc... to be PVC and installed in accordance with Architects and drained to main drain.
- All painting works shall be carried out in accordance the architects painting schedule and applications.

2.4 Guard House

- Design and Construct guardhouse to accommodate 2 x statics guard during day and night at the front of the gate with power and water connected.

2.5 Toilet Facilities

- Build toilet facility attached to the storage facility for access by static guards and NMSA officers on duty.
- Toilet facility to accommodate for both male and female with shower rooms fully tiled and fitted with plumbing accessories.

2.6 Requirements for submission by the contractor

The following requirements to meet by the contractor when responding to this project brief or terms of reference;

- i. Brief company profile
- ii. Response to this project brief or Terms of Reference by providing information on;
 - a. A schematic design presenting the requirements specified above and showing site layout plan, floor plans, cross section and elevations.
 - b. Key project personnel & Staff and membership registration with professional bodies (IEPNG, PNGIA, PNGIOB, etc...) and competent safety officers.
 - c. Works program (schedule) showing major milestones and entire project duration.

- d. Methodology (Plan to execute this proposal including designs, presentations, sign off, permits, demolitions, etc...).
- e. Schedule of sub-contractors/consultants
- f. Schedule of list of suppliers of materials, equipment, etc...
- g. Insurance certificates (Public Liability Insurance & Workers Compensation insurance)
- h. Performance history (last 3 years)
- i. Occupational Health and Safety management plan
- j. Provide evidence of registration as a business as required by the Provisions of the PNG Companies Act, 1997; must comply with the guidelines of the Investment Promotion Act and the Internal Revenue Commission.

3.0 STANDARDS, ACTS, REGULATIONS AND GUIDANCE

The works described in this brief must comply with application of standards, material and equipment specifications available in PNG market and generally accepted workmanship.

The building contractor is expected to hold with high regard, the integrity, objectivity, independence, professional competence, due care, confidentiality, professional behaviour and technical standards (Australian Standards, PNG standards).

4.0 FEE PROPOSAL

- i. The contractor is required to submit fee proposal (cost estimate) for this proposed project.
- ii. Detail of cost break-up is required showing key milestone identified and a work break down structure (WBS).

5.0 EXTEND OF WORK AND LIMITATIONS.

All work described in this project brief requires the contractor to express its interest by submitting their proposal. Any proposal outside of this project brief will not be considered.

6.0 IMPLEMENTATION ARRANGEMENTS INPUT PROVIDED BY THE AUTHORITY

The National Maritime safety Authority (NMSA) will have the following input to fully implement this proposal and achieve its objectives. The project will be managed by National Maritime Safety Authority or its representative through the office of the Chief Executive Officer (CEO). The successful bidder will work in close collaboration with the Project Manager, Finance and Administration Department of the Authority.

The project manager will oversee the entire project and a dedicated project panel appointed will review design presentations for approval or reject to proceed and final sign off on drawings.

For further information, the project manager can be contacted on;

Email; ppendet@nmsa.gov.pg;

Landline; (675) 321 1244

Mobile number; (675) 721 63919

Appendix – Locality Map

