



GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
 P.O.BOX 2977 • AGANA, GUAM U.S.A. 96932-2977

March 15, 2018

AMENDMENT NO.: III

TO

INVITATION FOR MULTI-STEP BID NO.: GPA-034-18

FOR

**BUILD, OPERATE & TRANSFER CONTRACT FOR 120-180MW OF NEW GENERATION CAPACITY
 STEP 1 – REQUEST FOR QUALIFICATIONS**

Prospective Bidders are hereby notified of the following changes and responses to inquiries received from Astomos Energy Corporation dated January 19, 2018, Aggreko dated January 24, 2018, APR Energy dated January 26, 2018, Hyundai Corporation dated February 08, 2018, Summit Power dated February 08, 2018, POSCO Daewoo dated February 09, 2018, Telemenia Power Station dated February 11, 2018 & February 14, 2018, Proman dated February 13, 2018, TEMES, Inc. dated February 13, 2018, BWSC dated February 13, 2018, KEPCO dated February 13, 2018, Green Global Solutions dated February 13, 2018, JMI Edison dated February 14, 2018, Rick Unpingco dated February 14, 2018, Korea East West Power Co. dated February 14, 2018, Korea Midland Power Co., Ltd. (KOMIPO) dated February 14, 2018, Terra Energy Inc. and Shanghai Electric Power Japan Co. Ltd, dated February 14, 2018 & February 26, 2018, Samsung C&T Corporation dated February 14, 2018, Karpowership dated February 15, 2018, February 26, 2018, & March 01, 2018, Marianas Energy Co. (MEC) dated March 15, 2018, Wellhead Electric Company dated February 22, 2018, IP&E Holdings, LLC dated February 26, 2018 & February 28, 2018, Toyota Tsusho Corporation dated February 26, 2018, Benson Guam Enterprises dated March 01, 2018 and Pacific Energy Corporation dated March 01, 2018 :

CHANGES:

1.

Table 1: Bid Schedule

Bid Process Milestones	From	To
Bid Announcement	01/16/2018	
Vendors Submit Questions	01/16/2018	03/01/2018
Cut-Off Date for Vendor Question Submittals	03/01/2018; 5:00 P.M.	
GPA Review and Answer Questions	03/16/2018	
Cut-Off Date for Receipt of Qualification Submittals	04/05/2018; 4:00 P.M. (Chamorro Standard Time)	
Evaluation of Qualification Submittals	04/09/2018	04/23/2018
Notification of Qualified Bidders	04/24/2018	

Multi-Step GPA-034-18, Build, Operate & Transfer Contract for 120-180MW of New Generation Capacity – Step 1 – Request for Qualifications

2. Bidders shall submit their bids manually. GPA and the Bidder shall manage the Manual IFMSB Submittal Process to address non-repudiation, security and confidentiality inclusive but not limited to the following:
 - a. Manually executed signatures and printed media documents;
 - b. Chain of custody receipts;
 - c. Manual time-stamps for receipt of IFB materials;
 - d. Machine generated Fax confirmation reports;
 - e. Physical delivery of printed material bids;
 - f. Physically secured area storage of IFB materials.

A duly authorized person must sign the Bidder's bids. All names shall be typed or printed below the signature. A bid submitted by a corporation must bear the seal of the corporation, be attested to by its Secretary, and be accompanied by necessary Power-of-Attorney documentation.

Associated companies or joint ventures shall jointly designate one Power-of-Attorney person authorized to obligate all the companies of the association or joint venture. A bid submitted by a joint venture must be accompanied by the document of formation of the joint venture, duly registered and authenticated by a Notary Public, in which is defined precisely the conditions under which it will function, its period of duration, the persons authorized to represent and obligate it, the participation of the several firms forming the joint venture, the principal member of the joint venture, and address for correspondence for the joint venture. Bidders are advised that the joint venture agreement must include a clause stating that the members of the joint venture are severally and jointly bound.

The original documents must be sent to GPA via post or courier and post-marked no later than the Bid Submittal Closing Date. Electronic submittals will **not** be accepted.

As such, Bidders should submit all of their bid documents, and any accompanying documents, in English. Any bids not submitted in English will be designated as "Unacceptable" and will not qualify for the QBL.

Bidders are required to submit one (1) original and six (6) bound copies of their bids.

The following required documents will be issued in the next phase of this Invitation for Multi-Step Bid (Technical Specifications):

1. Bid Guarantee
2. Affidavit of Disclosure of Major Shareholders
3. Non-Collusion Affidavit
4. No Gratuities or Kickbacks Affidavits
5. Ethical Standards Affidavits
6. Wage Determination Affidavits
7. Restrictions Against Sex Offenders Affidavit

3. Under 1 Project Information, Page 4 of 11

Kindly **REMOVE** PHONE: (671) 646-3054/55 and **REPLACE** with PHONE: (671) 648-3054/55.

Astomos Energy Corporation inquiry dated 01/19/2018:

QUESTION:

1. We would like to clarify the fuel of the power plant as it is not mentioned in the bid documents.

ANSWER:

The bid documents do not specify the fuel requirement for the power plant since it is the intention to open this bid to all different technologies including renewables. For bidders interested in proposing conventional power plants, the plants must operate on dual fuel - diesel (ULSD) and gas (LNG).

AGGREKO inquiry dated 01/24/2018:

QUESTION:

1. We at Aggreko have the luxury of both Diesel and Gas Generators and may be able to offer Guam Power Authority both the Diesel and also the Gas solution when the Gas is available. This could rule out Capital outlay for Diesel Generators as we can have them removed and replaced.

Is that something GPA may be interested in?

ANSWER:

GPA is interested in constructing a new and clean base load plant that is permanent, has dual fuel capabilities, offers the overall lowest cost of electricity, and is transferred to GPA at the end of the term of the Energy Conversion Agreement.

APR Energy inquiry dated 01/26/2018:

QUESTION:

1. For simplicity and ease of installation, we typically finance our power stations through a corporate bank facility. We do this because we find our cost of borrowing cheaper, our advisory fees lower, and our time to financial close shorter than using non-recourse financing. Ultimately, we believe this shared facility, and corporate flexibility leads to

To that end, we'd like to clarify if the closing of a corporate debt facility used to finance IPP projects qualify as financing experience, provided of course, the bidder can demonstrate this corporate facility has been used to finance power projects.

ANSWER:

Experience negotiating and closing a corporate facility for the financing of power projects is acceptable provided that the Bidder uses the same approach to finance this Project. If the Bidder is pre-qualified based on his corporate finance experience for financing power projects, but submits a bid based on a non- or limited-recourse project finance approach, his bid will be rejected and Envelope 2 (Price Proposal) will not be opened.

Hyundai Corporation inquiries dated 02/08/2018:

QUESTION:

1. We would like to clarify that Table 2, 1.0 5) and Table 2, 1.2 a) iii) are two separate requirements. In Table 2, 1.0 5) it states "Successfully operated the project for at least **18 months**". In Table 2, 1.2 a) iii) it states "has been in commercial operation for at least **12 months** prior to the date of issuance of this RFQ." Please clarify if these are two separate requirements or if they are the same requirement with a typo. If these are two separate requirements please clarify if the 18 month requirement is in conjunction with the other requirements laid out in 1.2 a). If these are the same requirement please let us know if 18 months is correct or if 12 months is correct. As World Bank typically recommends 12 months, we would like to request both requirements are set at 12 months which is often a global standard.

ANSWER:

The document shall reflect "12 months" in both places.

QUESTION:

2. In Table 2, 1.2 it states "If the bidder does not have two projects that comply with (a) above, then the Bidder may include at least one project with capacity of **less than 80 MW**, but **no less than 80 MW** (gross at ISO conditions) in addition to the one project that complies with (a) above..." There seems to be a discrepancy between "**less than 80 MW**" but "**no less than 80 MW**". We would like to clarify that one project may be less than 80 MW but at least one project **MUST** be above 80 MW. For example, if our consortium has two projects, one that is overseas at 500 MW and has been in operation for over 12 months and the other one that is domestic at 400 MW, does this match the requirements needed?

ANSWER:

This should read "less than 80 MW, but no less than 50 MW".

QUESTION:

3. In table 2, 1.2 it states, "The qualified Bidder had the role as a **lead developer** in at least two green field projects..." Commonly, we consider "a lead developer" as a developer who holds more than 51% of the equity interest in the project. It would be very much appreciated if you clarify the meaning of lead developer.

ANSWER:

The lead developer (and in the case of this Project, the Lead Bidder) is the consortium member that has the primary responsibility of managing the structuring, permitting, contracting (e.g. land procurement, EPC, PPA, FSA, other) and financing for a project, and in the case of this Project is authorized to receive instructions for and on behalf of any and all partners of the joint venture or consortium, to submit proposal security on behalf of the joint venture or consortium, and to execute the Project Agreements on behalf of the Project Company.

Summit Power Group inquiries dated 02/08/2018:

QUESTION:

1. In regard to the GPA purchase of land for the project, is this the only site GPA is considering? Will GPA retain ownership of the referenced property of any property that you ultimately choose for the Project?

ANSWER:

This is the only site that GPA intends to acquire related to this Project, and the use of the site will be made available to the awarded bidder under a long term Land Lease Agreement.

The bidder must utilize the site offered by GPA for the land-based fossil fuel plant and any complementary technology to be combined with such plant (i.e. a hybrid project). The bidder may utilize alternative site(s) to be acquired by such bidder for renewable plus storage facilities provided that:

- a. the grid connection point will be at a single 115 kV connection point within the Harmon substation,
- b. the bidder will be responsible for constructing the 115 kV line(s) between the site(s) and the Harmon substation, and
- c. the delivery point will be at the Harmon substation so that any interconnection transmission line losses will be to bidder's account.

QUESTION:

2. What is the distance from the site to the existing GPA substation?

ANSWER:

The site information including map will be provided within the bidding documents to be issued to the qualified bidders.

QUESTION:

3. Do you have a list of the required permits, licenses and approvals that we be required for the project?

ANSWER:

No. List of anticipated permits will be provided to qualified bidders in the next step.

QUESTION:

4. Assuming an air permit is required for the Project, our experience is that this process may be in excess of one year to obtain. Your project schedule indicates a desired COD of December 31, 2021. This may be challenging in light of obtaining an air permit prior to commencement of construction. Is the schedule exclusive of obtaining an air permit?

ANSWER:

The schedule includes obtaining all the permits.

QUESTION:

5. If Summit bids this Project we intend to do so as a consortium, joint venture, or others, where we will rely 100% on the financial status of our partners. Is this acceptable?

ANSWER:

Any member whose financial strength is heavily relied upon to meet the qualification requirements will be required to provide substantial (no less than 20%) of the equity contribution to the Project. The Lead Bidder will be required to contribute no less than 35% of equity to the Project.

QUESTION:

6. Does GPA have a preference for the technology that may be proposed? For example, are combustion turbines in combined or simple acceptable? Reciprocating engines? Small skid-mounted generation units?

ANSWER:

Any technology that meets the requirements of providing a fully dispatchable base load plant will be acceptable. In the case of fossil fuel fired plants, dual fuel (USLD and natural gas) capability is required. The detailed technical requirements for the plant will be included in the bidding document to be issued to the qualified bidders.

QUESTION:

7. Will GPA be responsible for all offsite laterals? Transmission is noted as being the bidder's responsibility. What about water, fuel, waste, etc.?

ANSWER:

Interconnection infrastructure such as water supply line, wastewater discharge, interconnection line, fuel supply pipeline, etc, will be bidder's responsibility.

QUESTION:

8. Does GPA anticipate the ability to fund the Project during the build process such that as work is completed payment is provided using a milestone schedule, culminating in an ownership transfer and final payment of COD?

ANSWER:

No. The Project is going to be an Independent Power Project (IPP) developed, financed, owned, and operated project by the bidder. The Project will sell capacity and energy to GPA under the long-term Energy Conversion Agreement (ECA).

QUESTION:

9. Does GPA intend to be the ultimate operator of the Project after COD? Would GPA entertain proposals for operation and maintenance?

ANSWER:

See previous response.

QUESTION:

10. Is there a requirement for some local goods and services included in any proposal?

ANSWER:

This will be specified in the bidding documents to be issued to qualified bidders.

QUESTION:

11. Do you anticipate the Project participation of an owner's engineer, and what authority will the OE have, if any?

ANSWER:

Since the Project will be owned by the bidder or the project company created by the bidder, it is up to the bidder to make a decision on whether to hire an owner's engineer.

QUESTION:

12. Do you expect to have review rights of technical drawings and data during execution?

ANSWER:

High level review of major equipment will be done to the level required to assure compliance with the IFMSB specifications.

QUESTION:

13. Do you have a detailed scope of supply for the Project, including the scope of GPA?

ANSWER:

The detailed scope will be included in the bidding document to be issued to the qualified bidders.

POSCO DAEWOO Corporation inquiries dated 02/09/2018:

QUESTION:

1. According to Clause 1.1 (General), the Project will be on a BOT basis and it shall provide electricity to GPA under a 25-year energy conversion agreement (ECA). Please kindly clarify whether the terminology of ECA has the same meaning as the Power Purchase Agreement (PPA) that is commonly used in the context of IPP business.

ANSWER:

Energy Conversion Agreement (ECA) falls under a general category of Power Purchase Agreements. It can be called PPA, Tolling Agreement, or ECA and is a type of PPAs where an off-taker supplies fuel to an IPP at no cost, receives electricity generated by the IPP, and pays a capacity charge and variable O&M charge, but no fuel charge. IPP guarantees the heat rates and covers the cost of fuel consumed in excess of the fuel consumption calculated based on the guaranteed heat rate.

QUESTION:

2. According to Project Development Experience (Section 1.2 in the Qualification Criteria), the Bidder may include a project with the capacity of less than 80MW, if they have at least one project that complies with the criteria (a). In this case, can the project of less than 80MW capacity be located in the Bidder's country of origin?

ANSWER:

Yes.

QUESTION:

3. There seems to be a discrepancy in the Qualification Criteria with regards to the successful operation period (18 months in the Clause 1 and 12 months in Clause 1.2).

ANSWER:

12-months is the correct requirement.

Telemenia inquiries dated 02/11/2018:

QUESTION:

1. In regards to the above multi step bid, we would like to ask the following questions:

1- Qualification criteria – par . 1.2 Project development experience

If the Bidder does not have two projects that comply with (a) above, then the Bidder may include at least one project with capacity of less than 80 MW, but no less than 80 MW (gross at ISO conditions) in addition to the one project that complies with (a) above. Bidder shall clearly demonstrate that such other project

There might be a typo in the option of a bidder to include a lower installed capacity (<80Mw) as the paragraph states that the "one project with capacity of less than 80 MW" will have "no less than 80 MW".

ANSWER:

This should read "less than 80 MW, but no less than 50 MW".

QUESTION:

2. Can you please provide the link where all potential bidders can view the exchange of questions and answers?

ANSWER:

Answers to the questions will be provided through a formal amendment which will be posted on GPA's Procurement website link below -

http://guampowerauthority.com/gpa_authority/procurement/gpa_current_rfps.php

Additionally, the amendment will be emailed to registered bidders. To register, you must call (671) 648-3054/3055, visit GPA's Procurement Office at the Gloria B. Nelson Public Service Building 688 Route 15 – Suite 100 Mangilao, Guam 96913, or email Mrs. Jamie Lynn C. Pangelinan at

jpangelinan@gpagwa.com.

Telemania inquiries dated 02/14/2018:

QUESTION:

1. ***Qualification criteria – par . 1.2 Project development experience***

"... the Bidder may include at least one project with capacity of less than 80 MW...",

Can the Bidder include power projects (in our case of 72MW, 52MW each) where the Bidder is not the owner but was selected as the EPC contractor "based on ranking during competitive bidding process or direct award", acted as the EPC contractor, negotiated the project agreements and finalized them successfully, arranged the financing package and is to-date the O&M and LTSA contractor from the initial day (starting at COD) for 5 years – (under a long term agreement).

ANSWER:

Experience as an EPC contractor would not meet the project development experience criteria.

QUESTION:

2. **1.4 Technical Capabilities and Qualifications.**

"The qualified Bidder must provide evidence that it currently owns, and has operated at least 12 months, at least one power project of 80 MW...",

We developed and own a power plant larger than 80 MW that was commissioned in October 2017.

At Cut-Off Date for receipt of Qualification Submittals 3/22/2018 we will be operating the plant for 6 months under a 10 year O&M agreement.

Can the 12 months requirement be adjusted?

ANSWER:

The 12 months requirement cannot be adjusted.

PROMAN inquiries dated 02/13/2018:

#	Qualification Criteria (Relevant Portion)	Question	GPA Answer
1.	The projects submitted by the Bidder in this Section will not qualify for consideration unless such projections were executed by the Bidder based on the Greenfield Power Project concept defined as follows: 1. Prepared proposals to "build-own-operate" or "build-operate-transfer" IPP projects 2. Was selected as a Bidder based on ranking during a competitive bidding process or direct award	Proman has not executed a Greenfield Power Project (as defined in the bid), but has developed several Greenfield, petrochemical facilities. Such petrochemical facilities were built by Proman as owner and EPC contractor. In other words, Proman was the Developer, EPC as well as the final Customer. As an example, Proman designed, built and operated a \$1.7	To be considered a qualified bidder, the bidder must meet the requirements specified in the RFQ documents. Those requirements do not allow for

	<p>3. Directly negotiated project agreements and finalized them successfully</p> <p>4. Achieved financial closing for projects on non-recourse or limited recourse basis. Non-recourse financing is defined as financing where lenders have recourse solely to the project company and its assets. Limited recourse financing is defined as financing where lenders have some recourse to project owners. Projects where lenders have full recourse for the amount of the debt via a corporate guarantee, corporate indemnity, or other instrument will not be considered as non-recourse financing.</p> <p>5. Successfully operated the project for at least 18 months Existing projects or facilities that were acquired via purchase directly or indirectly, through a merger, or by other means will not be considered as Greenfield Private Power Projects.</p>	<p>billion Greenfield AUM complex that consists of seven petrochemical plants and produces ammonia, urea ammonium nitrate and nitric acid in Trinidad and Tobago. The complex is one of many multi-billion dollar petrochemical facilities that Proman has designed, built, owns and operates.</p> <p>Proman owns seven world scale methanol plants in Trinidad and Tobago, Oman and the United States (of which it has built and developed six) and two ammonia plants (both of which it has built and developed).</p> <p>In addition, Proman has served as EPCM contractor for several large, combined cycle power plants. In 2014, it completed the construction of the 765 MW TGU Combined Cycle power plant in La Brea, Trinidad. It has built over 5 GW of generation for Customers.</p> <p>Proman had negotiated project agreements and raised non-recourse project financing for those facilities, and has successfully operated those very complex facilities for many years. For example, for the AUM complex that Proman most recently developed, it negotiated project agreements including natural gas supply, offtake and utilities agreements. It provided equity and raised \$1.3 billion of non-recourse project financing.</p> <p>Given the above, can Proman still qualify to participate in the bid?</p>	<p>qualification based on experience developing projects in other industries.</p>
1.2	<p>The qualified Bidder had the role as a lead developer in at least two greenfield projects that achieved commercial operation within the last 10 years from the qualification documents submittal date as follows:</p> <p>a) Both projects are in the range or 80 MW (gross at ISO conditions) and larger. Bidder</p>	<p>If Proman has developed more than two greenfield multi-billion dollar petrochemical projects outside its country of origin (that include steam boilers, turbines, and compressor in the complex), within the last ten years and has individuals and partners who</p>	<p>To be considered a qualified bidder, the bidder must meet the requirements specified in the RFQ documents.</p>

	<p>shall clearly demonstrate that each of the projects:</p> <ol style="list-style-type: none"> 1. Has been developed and achieved financial closing 2. Is located in a country outside of the Bidder's country of origin unless the Bidder is a U.S. company, and 3. Has been in commercial operate for at least 12 months prior to the date of issuance of this RFQ <p>If the Bidder does not have two projects that comply with (a) above, then the Bidder may include at least one project with capacity of less than 80 MW, but no less than 80 MW (gross at ISO conditions) in addition to one project that complies with (a) above. Bidder shall clearly demonstrate that such project:</p> <ol style="list-style-type: none"> 1. Has been developed and achieved financial closing, and 2. Is currently in commercial operation and that the commencement of such commercial operation occurred prior to the date of issuance of this RFQ. 	<p>demonstrate the requisite experience for power plant development, can it still qualify to participate in the bid?</p> <p>Among the projects that it recently developed, constructed and currently owns, Proman built and developed the AUM complex mentioned above and a 185 MT per day methanol plant in Pampa, Texas in 2015. It also developed a 5,000 MT per day methanol plant in Beaumont, Texas that is near reaching commercial operation. In 2007, it completed a 3,000 MT per day methanol plant in Oman.</p>	<p>Those requirements do not allow for qualification based on experience developing projects in other industries or experience of individuals employed by the firm.</p>
1.3	<p>The qualified Bidder must illustrate its lead developer's previous successful experience in raising sufficient non-recourse or limited recourse debt (>\$100 million USD) and substantial equity participation (>\$50 million USD), for at least two greenfield projects of 80 MW or larger; at least one project should be a projected claimed under 1.2 a) above; and at least one project should be located in a country outside of Bidder's country of origin for Bidders that are not U.S. companies.</p>	<p>If Proman has raised non-recourse financing and committed equity in amounts significantly larger than the required minimums, but for petrochemical projects, can it still qualify to participate in the bid?</p> <p>Most recently, Proman acquired a share in a methanol project under development in Beaumont, Texas. It committed \$630 million of equity and participated in the raise of approximately \$525 million of nonrecourse project financing.</p> <p>Similarly, for the AUM complex, it committed \$400 million in equity and raised \$1.3 billion in non-recourse project financing.</p>	<p>To be considered a qualified bidder, the bidder must meet the requirements specified in the RFQ documents. Those requirements do not allow for qualification based on experience developing projects in other industries.</p>

1.4	The qualified Bidder must provide evidence that it currently owns, and has operated for at least 12 months, at least one power project of 80 MW (gross at ISO conditions) or larger utilizing, in case of using fossil fueled technologies, with unit capacity of no less than 10 MW (nominal) for reciprocating engines or 80 MW (nominal at ISO conditions) for combustion turbines. The technology for which the Bidder claims their experience must match the technology the Bidder plans to use for the Project.	If Proman meets all other criteria described in 1.4 (i.e. evidence of technical capability to manage the design, engineering, construction and operation of projects and to manage the permitting, design, engineering and operation of projects) and has a long, demonstrated petrochemical plant operating history (including operations of power generation and distribution equipment within such plant), can it still qualify for the bid?	To be considered a qualified bidder, the bidder must meet the requirements specified in the RFQ documents. Those requirements do not allow for qualification based on experience developing, constructing, and operating projects in other industries.
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TEMES Inc. inquires dated 02/13/2018:

QUESTION:

1. In 1.1, the qualified bidder is asked to identify its relation to parent company, if any. As a common practice, a bidder could be a project company. A parent may establish various project companies to implement different projects.

Would GPA consider project development experiences of the parent together with its subsidiaries if in addition to identifying the parent, the bidder also list project experiences of the parent and its subsidiaries? For example, the parent has subsidiaries for cross border BOT project and projects with capacity over or less than 80MW respectively.

ANSWER:

Experience of the parent and its subsidiaries will be considered so long as the parent and/or subsidiaries which possess the experience are included as members of the Bidder's consortium. Please note that GPA expects that the project company for this Project will not be established by the successful Bidder until after Project award, and that pre-qualification and proposal documents are expected to be submitted by other Bidder's entities since the project company is not yet expected to be established.

QUESTION:

2. When a bidder is a consortium or joint venture comprised of at least a couple of members, the consortium or joint venture will combine expertise of each member to contribute to the team performance.

Would GPA consider project development experiences of each and every member of the consortium or joint venture as a team? For example, the consortium has a member specializing in power development projects of large capacity projects (at least 80MW), and other members having experiences and specializing in cross border BOO or BOT projects with capacity over or less than 80MW.

ANSWER:

Yes, the combined experience of the consortium members will be considered for evaluation of Bidder's development experience and technical qualifications.

BWSC A/S inquiries dated 02/13/2018:

QUESTION:

1. Page 5, 1.3 Project Scope: 'least cost baseload capacity' is mentioned. How about e.g. ramp-up and ramp-down time, part-load efficiencies etc. as mentioned below? And how is impact from current and future intermittent renewables taken into account?

ANSWER:

- a. Detailed technical requirements will be specified in the bidding documents to be issued to the qualified bidders after completion of pre-qualification.
- b. This will be reflected in the technical requirements included in the bidding documents to be issued to the qualified bidders.

QUESTION:

2. Page 5, 1.3 Project Scope: Should we assume a 'peppercorn payment' for the use of land?

ANSWER:

A draft Land Lease Agreement will be included in the bidding documents to be issued to the qualified bidders.

QUESTION:

3. Page 5, 1.3.1 Project Schedule: Desired COD is stated as December 31, 2021. Will faster delivery of COD be valued in your assessment?

ANSWER:

Earlier completion schedule will not be a factor in financial evaluation of the proposal.

QUESTION:

4. Page 8, 2. Bidder Qualification: We intend to qualify as a consortium, so having the members jointly to become the Bidder. In b) is stated that 'the experience and technical capability of each member shall be combined for evaluation'. However, in section 1.3 on page 10, only the lead developer's experience and skills are being mentioned. We find that exactly the complementary skills and experiences of our consortium partners / members amply fulfils the criteria, so we this so that each member shall be combined for evaluation. Please verify that it is the combined evaluation of the various members of the Consortium that will be assessed?

ANSWER:

The combined experience of all the members will be used for evaluating the development experience of the consortium. Since the lead developer (in the case of this Project, the Lead Bidder) is typically the entity structuring the project, negotiating project agreements, selecting subcontractors, leading permitting efforts, working with lenders, and managing project financing activities, only the Lead Bidder's experience will be considered for evaluating financing experience.

QUESTION:

5. Page 10, 1.2, third bullet: It is not clear to us if second project can be less than 80MW or no less than 80MW. Can you please clarify?

ANSWER:

This should read "less than 80 MW, but no less than 50 MW".

QUESTION:

6. Page 11, 1.3, last bullet: It is stated that the Qualified Bidders (in plural) will have to demonstrate net worth above USD 100m for last three years – i.e. our understanding is that this will be for the combined evaluation of the members in the consortium, so the combined Bidder complies. Can you please verify?

ANSWER:

Yes. In the case of a consortium, the requirement may be satisfied if the combined net worth of consortium members is above USD100 million. Please note that any member whose financial strength is heavily relied upon to meet the qualification requirements will be required to provide substantial (no less than 20%) of the equity contribution to the Project.

QUESTION:

7. We would have the possibility of providing a hybrid solution to GPA/Guam, that would include an engine based power plant as well as e.g. a PV and battery installation. Would this be something of interest and evaluated positively?

ANSWER:

GPA is requesting a base load dispatchable plant that is capable of satisfying dispatch instructions at any time within the entire range between the minimum technically possible capacity and full (100%) contracted capacity regardless of the technology or combination of technologies offered. One of the critical requirements is that the plant must be able to provide continuous power up to the full contracted capacity in response to GPA's dispatch instructions at any time and at any weather conditions including typhoons. Offers proposing hybrid solutions will be evaluated using the same technical and price evaluation methodology as the offers proposing other applicable technologies. Detailed information on the requirements and evaluation methodology will be provided in the bidding documents to be issued to the qualified bidders.

Korea Electric Power Corporation (KEPCO) inquiries dated 02/13/2018:

Company Name	Contact Name	Contact Email	Contact Phone
Korea Electric Power Corporation (KEPCO)	Ju man, Kim	Juman.kim@kepcoco.kr	+82-61-345-7065

No.	RFQ Section	Vendor Question	GPA Answer
1	Submission of sufficient evidence to support required capabilities (Page 8 of 11)	According to the following paragraph(f) of page 8, f) A short-listed Bidder is one, who in GPA's opinion, meets or exceeds the qualification criteria listed herein below. The following table shall be filled in by each Bidder <u>supported by sufficient evidence of its required capabilities</u> . A Word File of this table shall be provided for vendors to edit table for entry. Bidders shall <u>provide this table with their submittals</u> . the table shall be filled in by each Bidder supported by sufficient evidence of its required capabilities. Does the sufficient evidence imply only detailed document to support the information stated in the table?	As a minimum, the Bidder must provide detailed documents to support information stated in the table. The Bidder is free to provide additional corporate documents about overall company experience and qualifications.
2	2. Bidder Qualification (Page 8 of 11)	A Bidder (in case of a single company) who fully complied with the requirements established by GPA with its own qualification and experience, after the bidder has been short-listed as a single company, is it possible to add new member for Consortium without prior written approval of GPA on the condition that the membership structure used to qualify shall not be changed by adding new member for Consortium, and the short-listed single company maintain its role as a leading company.	GPA expects to have a right to review and approve any changes in the composition of the qualified Bidder team.

3	Qualification Criteria 1.2 Project Development Experience (Page 10 of 11)	<p>a) Both projects are in the range of 80 MW (gross at ISO conditions) and larger. Bidder shall clearly demonstrate that each of the projects:</p> <ul style="list-style-type: none"> i) has been developed and achieved financial closing, ii) is located in a country outside of Bidder's country of origin unless the Bidder is a U.S. company, and iii) has been in commercial operation for at least 12 months prior to the date of issuance of this RFQ. <p>According to the qualification criteria stated in page 10, if the Bidder does not have two projects that comply with (a) above, then the Bidder may include at least one project with capacity of less than 80 MW clearly demonstrating that:</p> <ul style="list-style-type: none"> i) has been developed and achieved financial closing, and ii) is currently in commercial operation and that the commencement of such commercial operation occurred prior to the date of issuance of this RFQ. <p>However, in this case there is no condition that the project should be located in a country outside of Bidder's country of origin unless the bidder is a U.S. company. Therefore, can I understand that among two projects, one project is not necessarily to be located in a country outside of Bidder's country?</p>	As long as one project fully complies with (a), the second and other projects don't have to be located in a country outside of Bidder's country of origin, but must comply with requirements i) and ii) in the last paragraph.
4	A participation of an affiliate company for the bid	Is it acceptable in PQ and the bid process that a company including any affiliate constitutes or be part of more than one Bidder? For example, can mother company and its subsidiaries participate in this bid process respectively as a separate bidder?	No member is allowed to participate in more than one Proposal.

Green Globe Solutions inquiries dated 02/13/2018:

QUESTION:

1. As part of GPA's Generation Resource Planning with anticipated capacity additions both as a result of this RFP (GPA-34-18), previous GPA-070-16 ...awarded 120MW Solar PV (?) please identify / pinpoint those already awarded - future load additions by area on Guam i.e. north / central / south - as well as effected substations and transmission along with upgrades

ANSWER:

GPA is building this plant as a necessary addition to its generation portfolio in consideration of anticipated load growth, retirement of older plants, and the failure of an existing plant. The Bidder is welcome to conduct its own market research to learn more about Guam's electricity market including additions of renewable power, system upgrades, etc.

QUESTION:

2. In addition and further to GPA-007-18 (40MW Solar PV on Navy land) please identify any affected thermal limits of existing 34.5KV / 115KV Transmission / substations and/or the need for subsequent upgrade / anticipated cost

ANSWER:

GPA intends to have the successful bidder build the new fully dispatchable based load plant with a single grid connection at the Harmon substation. The Bidder is welcome to conduct its own market research to learn more about Guam's electricity system.

QUESTION:

3. Please confirm GPA is handling necessary transmission upgrades as deemed necessary to accommodate the futures by site, as modeling surely will need to get updated – with any of the proposed plants coming online

ANSWER:

Selected bidder will be required to perform system studies and modeling that will be defined in the bid documents. Transmission system upgrades beyond the interconnection to Harmon substation are not part of this procurement.

QUESTION:

4. Please make a copy of the most recent 2017 grid-study available, showing impact of the various modeled / currently requested Solar PV and others onto the Guam grid

ANSWER:

GPA does not plan to provide this information at the pre-qualification stage.

QUESTION:

5. Since large-scale renewable is planned for in various areas and for integration into Guam grid, does GPA consider any form of **shared** ESS, i.e. Solar PV with battery, that may profit from influx of a firm 24/7 power near-by?

ANSWER:

GPA intends to have the successful bidder build the new fully dispatchable base load plant as defined in the RFQ to be connected to the Harmon substation. Facilities not capable of satisfying this fundamental requirement are not being considered under this procurement.

QUESTION:

6. With a significant percentage of highly intermittent projects progressing at various pace and time to online and phase 3 (GPA-34-18) being firm power and the "last-one-in", how does GPA expect to manage/dispatch this predictable resource vs. intermittent, i.e. likely requesting to incorporate 'micro-grid' control?

ANSWER:

The bidder is responsible for completing an Operation study that will evaluate the impact of the new generating plant on the existing power grid. Information on the existing island power grid necessary for completing this study will be supplied by GPA to the qualified bidders. This plant must not negatively impact the system stability and cannot depend on other GPA generation plants for system stability support. The plant must comply with GPA System Performance Standards that will be included with the procurement documents.

QUESTION:

7. The latter would represent an expanded role (with 'know-how' we can bring to the table, added engineering & cost) to implement. Are those added costs (large variable) then expected in the rate/KW at time of price proposal as well?

ANSWER:

The costs for completing the Operation study are expected to be included in the proposal.

QUESTION:

8. If so - how are these expectations managed and compared on a 'apple for apple' / competitive environment, i.e. which site shall be 'master' and so forth..?

ANSWER:

The new plant is planned to be baseload generation as defined in the RFQ.

JMI Edison inquiries dated 02/14/2018:

QUESTION:

1. How much will be the Bid Bond requirement for Step 2 of this bid?

ANSWER:

This will be given in the technical documents.

QUESTION:

2. How much will be the Performance Bond for the winning vendor?

ANSWER:

This will be given in the technical documents.

Rick Unpingco's inquiries dated 02/14/2018:

QUESTION:

1. Qualification Criteria of Greenfield Power Project
 - 1.2 Project Development Experience 2nd paragraph it states,
 "The qualified bidder had the role as a lead developer in at least two greenfield projects that achieved commercial operation within the last 10 years...."

Question- Would GPA consider projects achieved over a long period of time, for example within the last 10-15 years instead of just 10 years so that bidders can list more experience & accomplishments on combined cycle plants?

ANSWER:

Only projects that achieved commercial operation within the last 10 years will be considered for evaluation of development experience.

QUESTION:

2. Qualification Criteria
 - 1.2 Project Development Experience it states,
 " ii) is located in a country outside of Bidder's country of origin unless the Bidder is a U.S. company..."
 And
 - 1.3 Project Financing Experience & Financial Capacity it states,
 "And at least one project should be located in a country outside of Bidder's country of origin for Bidders that are not U.S. companies."

Question: Would GPA consider multiple projects of over 80 mws combined cycle plants located in the country of origin in addition to a U.S. Project that is less than 80 mws?

ANSWER:

At least one project must meet all the criteria listed in (a) under Section 1.2, which includes both the size (more than 80 MW) and location (outsider of Bidder's country of origin).

Korea East West Power Co., LTD. inquiries dated 02/14/2018:

Qualification Criteria	Question	GPA Answer
1.1 Clear Description of the Bidder. The qualified Bidder shall identify the lead developer or firm, <u>its relation to parent company</u> (if any, and any other firms comprising the consortium or joint venture.	Q1. If the bidder participates in the project with its parent company's support evidence for using their experience which is satisfied with RFQ criteria, does the bidder will be qualified?	The parent company's experience will be considered if the parent company is a member of the consortium.

<p>1.2 Project Development Experience.</p> <ul style="list-style-type: none"> The qualified Bidder shall clearly demonstrate its ability to obtain sufficient bank guarantees and its previous financial capability to develop a greenfield project of 80MW or larger. The qualified Bidder had <u>the role as a lead developer</u> in at least two greenfield projects that achieved commercial operation within the last 10 years from the qualification document submittal date as follows: 	<p>Q2. What is the definition of a lead developer?</p> <p>If the bidder has the development experiences with less than 50% of equity of the project, but has a lead role for project financing, then does the bidder will be qualified?</p>	<p>The lead developer (and in the case of this Project, the Lead Bidder) is the consortium member that has the primary responsibility of managing the structuring, permitting, contracting (e.g. land procurement, EPC, PPA, FSA, other) and financing for a project, and in the case of this Project is authorized to receive instructions for and on behalf of any and all partners of the joint venture or consortium, to submit proposal security on behalf of the joint venture or consortium, and to execute the Project Agreements on behalf of the Project Company.</p> <p>Yes.</p>
<p>a) Both projects are in the range of 80 MW (gross at ISO conditions) and larger. Bidder shall clearly demonstrate that each of the projects:</p> <ol style="list-style-type: none"> has been developed and achieved financial closing, <u>is located in a country outside of Bidder's country of origin unless the Bidder is a U.S. company, and</u> has been in commercial operation for at least 12 months prior to the date of issuance of this RFQ. <ul style="list-style-type: none"> If the Bidder does not have two projects that comply with (a) above, then the Bidder may include at least one project with capacity of less than 80 MW, but no less than 80 MW (gross at ISO conditions) in addition to the one project that complies with (a) above. Bidder shall clearly demonstrate that such other project <ol style="list-style-type: none"> has been developed and achieved financial closing, and is currently in commercial operation 	<p>Q3. If the bidder only has one project that is located in a country outside of Bidder's country of origin and has another project that is located in inside of Bidder's country of origin, does the bidder will be qualified?</p>	<p>Yes, provided the project located outside of Bidder's country of origin satisfies all the requirements of (a).</p>

and that the commencement of such commercial operation occurred prior to the date of issuance of this RFQ.		
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Korea Midland Power Co., Ltd. (KOMIPO) inquiries dated 02/14/2018:

S/N	Name of Bidder	Section	Query	GPA Answer
1	KOMIPO	Membership Structure	<p>Applicants who have been short-listed should obtain prior written approval of GPA to change membership structure.</p> <p>If a short-listed bidder, a Consortium, intends to change</p> <p>1) a share portion of each members or</p> <p>2) Lead member in the Consortium, please clarify whether consortium has to be approved by GPA as indicated above.</p> <p>Plus, how long does it take to get the GPA approval?</p>	<p>The Consortium will be required to obtain approval from GPA if it is changing its Lead Bidder. Approval will not be required to change the share portion of a member, provided that the Lead Bidder always maintains a minimum equity contribution commitment of 35% of the total equity required for the Project. GPA prefers that the short-listed Consortium maintains the same members used for prequalification, especially the Lead Bidder, since the Consortium will be evaluated and short-listed based on the qualifications of its Lead Bidder. If the Consortium does not provide sufficient justification for a change to the Lead Bidder, GPA reserves the right to remove the Consortium from the list of qualified bidders.</p>
2	KOMIPO	Development Experience	<p>According to the Request for Qualifications, the qualified bidders have the role as lead developer in at least two greenfield projects.</p> <p>In IPP projects, a member who is not a majority shareholder in the consortium, actually can perform lead role during whole project life cycle including developing, financing, EPC, and O&M. Please clarify if this case could be regarded as lead developer role.</p>	<p>It is not necessary that the Greenfield Private Power Project development experience used to comply with Section 1 of the RFO was performed as a majority shareholder. The lead developer (and in the case of this Project; the Lead Bidder) is the consortium member that has primary responsibility to manage the structuring, permitting, contracting (e.g. land procurement, EPC, PPA, FSA, other) and financing for a project, and in the case of this Project is authorized to receive instructions for and on behalf of any and all partners of the joint venture or consortium, to submit proposal security on behalf of the joint venture or consortium, and to execute the Project Agreements on behalf of the Project Company. The Lead Bidder for this Project does not have to be a majority</p>

				shareholder in the Project Company but must maintain a minimum equity contribution commitment of 35% of the total equity required for the Project.
3	KOMIPO	Development Experience	<p>With regard to "1.2 Project Development Experience" of Technical Criteria, if the bidder have two or more projects that comply with the condition stipulated in third paragraph, is the bidder available to pass the Qualification? [3rd Paragraph]</p> <p>If the Bidder does not have two projects that comply with (a) above, then the Bidder may include at least one project with capacity of less than 80MW, but no less than 80MW(gross at ISO conditions) in addition to the one project that complies with (a) above. Bidder shall clearly demonstrate that such other project</p> <ul style="list-style-type: none"> i) has been developed and achieved financial closing, and ii) is currently in commercial operation and that the commencement of such commercial operation occurred prior to the date of issuance of this RFQ. 	The Bidder must have at least one project that complies with all the requirements of (a) under section 1.2. Bidders having several projects complying with (b), but no projects complying with (a) will not be considered as qualified.
4	KOMIPO	Submission requirement	<p>Applicants should submit Qualification documents to GPA Procurement Office as stipulated in the RFQ. Please clarify the submission requirements. - submission only by email is available or should bidder submit the original by courier?</p> <p>Plus, should all translated documents of evidence of its required capabilities be submitted with notarization?</p>	<p>Bidders shall submit their bids manually. GPA and the Bidder shall manage the Manual MSIFB Submittal Process to address non-repudiation, security and confidentiality inclusive but not limited to the following:</p> <ul style="list-style-type: none"> a. Manually executed signatures and printed media documents; b. Chain of custody receipts; c. Manual time-stamps for receipt of IFMSB materials; d. Machine generated Fax confirmation reports; e. Physical delivery of printed material bids; f. Physically secured area storage of IFB materials. <p>A duly authorized person must sign the Bidder's bids. All names shall be typed or printed below the signature. A bid submitted by a corporation must bear the seal of the corporation, be attested to by its Secretary, and be accompanied by</p>

			<p>necessary Power-of-Attorney documentation.</p> <p>Associated companies or joint ventures shall jointly designate one Power-of-Attorney person authorized to obligate all the companies of the association or joint venture. A bid submitted by a joint venture must be accompanied by the document of formation of the joint venture, duly registered and authenticated by a Notary Public, in which is defined precisely the conditions under which it will function, its period of duration, the persons authorized to represent and obligate it, the participation of the several firms forming the joint venture, the principal member of the joint venture, and address for correspondence for the joint venture. Bidders are advised that the joint venture agreement must include a clause stating that the members of the joint venture are severally and jointly bound.</p> <p>The original documents must be sent to GPA via post or courier and post-marked no later than the Bid Submittal Closing Date. Electronic submittals will not be accepted.</p> <p>As such, Bidders should submit all of their bid documents, and any accompanying documents, in English. Any bids not submitted in English will be designated as "Unacceptable" and will not qualify for the QBL.</p> <p>Bidders are required to submit one (1) original and six (6) bound copies of their bids.</p> <p>The manually submitted Bids shall be packaged in separate sealed boxes with the following information clearly marked on the outside of the two largest sides:</p> <p>1) "TECHNICAL QUALIFICATION</p>
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				<p>PROPOSAL"</p> <p>2) "BUILD, OPERATE, & TRANSFER CONTRACT FOR 120-180 MW OF NEW GENERATION CAPACITY, STEP 1- REQUEST FOR QUALIFICATIONS";</p> <p>3) BIDDER'S NAME;</p> <p>4) INVITATION FOR MULTI-STEP BID GPA-034-18;</p> <p>5) CLOSING DATE and TIME (Chamorro Standard Time).</p> <p>6) Addressed As follows: ATTENTION: JOHN M. BENAVENTE GENERAL MANAGER GUAM POWER AUTHORITY POST OFFICE BOX 2977 HAGATNA, GUAM 96932-2977</p> <p>If the Bidder's submittal cannot fit within one box or if the Bidder chooses to submit more than one box, each box must be labeled as described above and with the following additional information:</p> <p>7) Box Number Within the Set of Submitted Boxes</p> <p>8) The Total Number of Boxes Submitted.</p> <p>Upon receipt, each Bid submittal package will be time-stamped. The only acceptable evidence to establish the date and time of receipt at the GPA is the date/time stamp of the Guam Power Authority's procurement office on the wrapper or other documentary evidence of receipt maintained by GPA. Bids will be stored in a secure place until the date and time set for proposal opening.</p> <p>GPA procurement personnel will stamp the outside of each package using the GPA procurement time stamp and will officially log the date and time that each Bidder's sealed bid package is received.</p>

5	KOMIPO	Power of Attorney	All required documents provided by bidders will be submitted from the authorized representative of the company or Consortium. Please advise Power of Attorney (POA) should also be submitted or not.	Associated companies or joint ventures shall jointly designate one Power-of-Attorney person authorized to obligate all the companies of the association or joint venture.
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Terra Energy Inc. and Shanghai Electric Power Japan Co., Ltd. Inquiries dated 02/14/2018:

QUESTION:

1. In 1.3, Power Generating Technology is mentioned. Does the GPA have any preferred engine technology it wishes for the bidders to highlight in the RFQ.

ANSWER:

GPA doesn't have a preferred engine technology.

QUESTION:

2. Since the desired COD is December 31, 2021 or 30 months after NTP, will the GPA provide assistance in fast tracking various regulatory and other approvals during this period?

ANSWER:

Yes, GPA will provide assistance only but can't guarantee obtaining fast track approvals. The bidder is responsible for all permitting requirements.

QUESTION:

3. If the rezoning of the Harmon site is not approved or runs into significant delays, will the bidders be required to independently source land or the timetable be updated to reflect the delays?

ANSWER:

GPA will update the timetable to account for any delays in an amendment.

QUESTION:

4. Given the up to 180MW potential input to the Harmon substation, is there enough land area for substation modification and expansion.

ANSWER:

There is room for expansion at Harmon substation.

QUESTION:

5. Can the bidder be a wholly owned subsidiary of an entity or organization which satisfies the GPA's bidder qualifications? (sec 1.1 of the bidder qualification criteria eludes to this but we wish for clarification.)

ANSWER:

A subsidiary cannot qualify using experience and qualifications of the parent company unless the parent company is a member of the consortium.

QUESTION:

6. Does the lead developer have to be the qualified bidder? (sec 1.1 of the bidder qualification criteria seems to indicate the lead developer and qualified bidder can be two different parties but we wish for clarification).

ANSWER:

The term "qualified bidder" means either an individual company or a consortium that meets the qualification requirements. As stated in the RFQ, the bidder can use the combined experience of its' members to meet development experience qualifications. However, the Lead Bidder (also referred to as the "lead developer") must meet the financing experience qualifications specified in Section 1.3 of Table 2 of the RFQ.

QUESTION:

7. Do consortium partners all have to be equity stakeholders or can their contributions be quantified in other ways, including the provisioning of debt financing, equipment, services and project consulting among others?

ANSWER:

Consortium members must be equity stakeholders in the Project to be considered in the evaluation of the bidder's qualifications.

Terra Energy Inc. and Shanghai Electric Power Japan Co., Ltd. Inquiries dated 02/26/2018:

QUESTION:

1. In the RFQ under Bidder Qualification, there is a "joint and several responsibilities" requirement for consortiums and joint ventures. If the "lead developer" fully indemnifies "non-equity" consortium or joint venture partners, for purposes of consortium or joint venture participation, will the GPA be willing to waive the joint and several responsibility requirement on the non-equity partners? For example, we have lenders and other contributing parties who may wish to be named as a consortium or joint venture partner. Under this circumstance, we will not waive the liability of the contractual obligations for project work, just the liability associated with the equity stakeholder developer responsibilities under the joint and several provision.

ANSWER:

In order for a project participant to be considered a member of a Bidder consortium and part of the prequalification evaluation, they must contribute project equity. Non-equity contributing parties will not be considered as consortium members and therefore will not be required to assume joint and several liability obligations associated with the developer responsibilities.

QUESTION:

2. For project award determination purposes, please clarify if the GPA will use a "lowest price" determination for award purposes or does it intend to remain with a "lowest responsible and responsive bidder" concept that it uses in its typical bid. Please help illustrate a lowest responsible and responsive bidder scenario and a scenario where the lowest price may not necessarily prevail.

ANSWER:

The proposal will be a two-envelope proposal – Technical Proposal (Envelope I) and Price Proposal (Envelope II). Envelope I will be evaluated on a pass -fail basis. Envelope II will only be opened for the bidders who will be found responsive based on the Envelope I evaluation. The project will be awarded to the responsive bidder who offers the lowest price.

Samsung C&T Corporation inquiries dated 02/14/2018:

#	Question	GPA Answer
1	Does the term 'Greenfield Private Power Project' under Criteria 1 constitute the same meaning as 'greenfield project' used elsewhere in the RFQ?	In all cases in the document the term "greenfield" project means "greenfield private power project" as specified under Criteria 1.
2	The third bullet-point of Criteria 1.2 allows a project smaller than 80MW to qualify under certain conditions, but it unclear whether the below case can meet the qualification requirement: Project with capacity larger than 80 MW, which achieved commercial operation but is in operation for less than 12 month at the date of issuance of this RFQ.	The project above would meet the criteria as a second project in addition to at least one project that meets the criteria specified in 1.2 (a).

3	<p>There is no limitation of technology for qualification criteria, which leads us to understand that Criteria 1.2 is also allowing renewable energy experiences such as PV, wind power, hydro or coal power experiences to be qualified as a lead developer.</p> <p>Please clarify whether a bidder can be qualified with leading experience of other technology such as renewable, hydro and coal power in 1.2(a) even though it intends to use CCPP or reciprocating technology.</p>	<p>No. As stated in the RFQ Criteria 1.2, the projects demonstrating bidder' qualifications must be "projects using technology that is similar (uses similar primary source of energy such fossil fuels or renewables) to the technology planned to be offered by the Bidder for the Project". Thus, the bidders who plan on using CCPP or reciprocating technologies for the Project must qualify based on past projects using fossil fuel fired technologies, but cannot qualify based on past projects using renewable technologies. Similarly, the bidders planning on using renewable technologies for the Project cannot qualify based on their past projects using fossil fuel technology.</p>
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Karpowership inquiries dated 02/15/2018:

QUESTION:

1. Invitation document does not specify any fuel type for power generation. Does that mean the tender is open for all fuel types?

ANSWER:

The pre-qualification document is technology neutral. Bidders can propose any technology (or combination of technologies) which provides a base load fully dispatchable supply capable of satisfying dispatch instructions at any time within the entire range between the minimum technically possible capacity and full (100%) contracted capacity. Any fossil fuel generation component of the Project should be capable of burning Ultra Low Sulfur Diesel (ULSD) fuel and LNG-derived natural gas.

QUESTION:

2. Will GPA publish the answers for all the questions received from all bidders?

ANSWER:

Yes. Answers to questions asked by any Bidder will be distributed to all the bidders.

QUESTION:

3. (1.1) states that the scope of the project is to provide electricity to GPA under a 25-year energy conversion agreement. Does "Energy conversion agreement" mean that the bidders are not responsible with supplying fuel? Will the fuel be supplied by GPA?

ANSWER:

Yes. GPA will supply fuel for any project that has a fossil fuel fired component.

QUESTION:

4. (1.3) states GPA is in the process of acquiring a site. Does that mean the site will be allocated to the qualified bidder free of charge by GPA?

ANSWER:

The site will be provided to the awarded Bidder under a long term Land Lease Agreement. A draft of the agreement will be included in the bidding document package to be issued to qualified bidders.

QUESTION:

5. (1.3) states GPA is in the process of acquiring a site. Will GPA wait for the announcement of the winner in order to acquire the property near Harmon substation, Dededo, Guam?

ANSWER:

The property is being acquired in parallel with the bidding process.

QUESTION:

6. (1.3) states that the preferred location is near the Harmon substation in Dededo. However, In Guam, the only suitable location for fuel import facility is the port. Whose responsibility is it to build the fuel pipeline from the port to the power plant? Is it Bidder's responsibility or GPA's?

ANSWER:

Construction of the pipeline will be Bidder's responsibility.

QUESTION:

7. (1.3) states that the preferred location is near the Harmon substation in Dededo. Does that mean the Bidders must propose the power generation facility in that specific location or is the tender open for any other location on the island?

ANSWER:

The bidder must utilize the preferred location for the land-based fossil fuel plant and any complementary technology to be combined with such plant (i.e. a hybrid project).

QUESTION:

8. (1.3) states that Bidders can select any power technology consistent with the requirements to be set forth by GPA. Is GPA looking for only land based power projects? Is a floating solution welcomed?

ANSWER:

GPA will consider a floating solution provided that (i) it offers the same reliability, availability, and dispatchability characteristics as the land based power project including ability to reliably operate during any weather conditions (including typhoons), (ii) the bidder is capable of obtaining all the necessary permits for a floating power plant, and (iii) the bidder will be responsible for constructing any necessary fuel supply infrastructure and power evacuation lines. The bidder must show reliability experience with a floating plant in similar island typhoon or hurricane weather conditions.

QUESTION:

9. (1.3) states that the bidders are allowed to propose any size between 120 MW to 180 MW. Does the proposed size have an impact on the evaluation?

ANSWER:

No, as long as it is within the specified range.

QUESTION:

10. (1.3.1) states that GPA is looking at a COD on 31st of December, 2021. However, we are able to deliver a power plant in less than a year. Is early delivery welcomed and does it have an impact on the evaluation?

ANSWER:

Early delivery does not have an impact on evaluation.

QUESTION:

11. (1.3) states that the bidders are allowed to propose any size between 120 MW to 180 MW, meaning the size of the project is 120 MW to 180 MW. Why does GPA ask for previous project experience in the range of 80 MW? We believe past experience in power projects with larger capacities would prove a stronger track record.

ANSWER:

The minimum size was established after careful considerations, but the bidders are allowed to claim their experience based on larger size power projects.

QUESTION:

12. It is stated in 2(a) that membership cannot be changed. Would it be possible for the qualified bidder to assign and novate the contract either before or after its execution to one of its wholly owned subsidiaries?

ANSWER:

The awarded Bidder will be required to establish a special purpose company incorporated in Guam, which will be the Project's owner and the signatory to the Energy Conversion Agreement and other major project documentation. This entity will be a wholly owned subsidiary of the awarded Bidder or owned by the consortium members in accordance with their respective participation interests set forth in the multi-step bid. The project company will not be allowed to assign or novate the Energy Conversion Agreement or any other major project documentation.

QUESTION:

13. Can a bidder use the financial and technical information of its group companies (its parents, affiliates and subsidiaries)? Can a bidder include the experiences of such group members?

ANSWER:

Yes, provided such parents, affiliates, or subsidiaries are direct members of the bidders' consortium and the Lead Bidder contributes at least 35% of the equity for the Project.

QUESTION:

14. 2(d) requires the bidder to demonstrate that it would be able to access and provide debt financing. What kind of evidence needs to be provided? Is a bidder's financial audited statements and financial strength enough or are you looking for a letter from a lender?

ANSWER:

Bidder's financial statements are sufficient at this stage.

Karpowership inquiries dated 02/26/2018:

QUESTION:

1. What is the actual heat rate / efficiency of Cabras 1&2, MEC 8&9 and 40 MW Aggreko power plant?

ANSWER:

GPA does not intend to provide detailed technical or commercial information on the existing power plants to the bidders.

QUESTION:

2. What is the actual cost of power generation (in US\$/kWh, excluding the environmental costs) for Cabras 1&2, MEC 8&9 and 40 MW Aggreko power plant?

ANSWER:

GPA does not intend to provide detailed technical or commercial information on the existing power plants to the bidders.

QUESTION:

3. What is the heat rate / efficiency expected from the new power plant?

ANSWER:

There is no pre-set targets for the heat rate/efficiency of the new power plant.

QUESTION:

4. Will GPA be subject to environmental fines if power generation is carried out with HFO? If yes, what is the amount in fines?

ANSWER:

GPA is subject to environmental fines by USEPA if its current or new power generation continue to use HFO. GPA is in discussion with USEPA regarding the fines.

QUESTION:

5. Will GPA be subject to environmental fines if power generation is carried out with Diesel? If yes, what is the amount of fines?

ANSWER:

No, if the plant uses Ultra Low Sulfur Diesel Fuel.

Karpowership inquiries dated 03/01/2018:

QUESTION:

1. What is heat rate assumption for diesel and natural gas that is used in the GPA presentation given during the Public Hearing on the 9th of February (attached)?

ANSWER:

The assumptions made for the presentation are for an efficient generic modern power plant and have no relevance to the bidding process, as bidders' proposals will be evaluated against each other, not against the numbers included in the presentation.

QUESTION:

2. Are these assumptions based on Simple Cycle or Combined Cycle power generation?

ANSWER:

See response above.

QUESTION:

3. Natural gas is normally priced at \$/mmBtu or \$/m³. The price you presented during the public hearing calculates to 10.75\$/mmBtu? Could you kindly confirm or correct please? And could you kindly give the breakdown of this price?

ANSWER:

The gas price to be used for proposal evaluation will be specified in the bidding documents to be issued to the qualified bidders after completion of pre-qualification.

QUESTION:

4. Does the natural gas price include the liquefaction, transportation, storage and regasification costs?

ANSWER:

See response above.

QUESTION:

5. Where is the natural gas or diesel storage planned to be built?

ANSWER:

Detailed technical requirements will be specified in the bidding documents to be issued to the qualified bidders after completion of pre-qualification.

QUESTION:

6. Are the average costs (\$/kWh) given on the 7th page of the presentation fuel only costs? What is the breakdown? Any Capital Recovery for the plant, fuel storage, pipelines, etc..? Or any operation and maintenance costs included?

ANSWER:

Detailed technical requirements will be specified in the bidding documents to be issued to the qualified bidders after completion of pre-qualification.

QUESTION:

7. Is the submission going to take place on the 22nd of March, as planned?

ANSWER:

Kindly refer to No. 1 of *CHANGES* above.

Marianas Energy Co. (MEC) inquiries dated 02/15/2018:

QUESTION:

1. 1.1 General

Can the Bidder's Team of Multiple Members (consortium, joint venture) be considered to Qualify by GPA if it is comprised of the following members?

Primary Bidder currently owns about 1,880MW of power in Japan, and about 3,280MW when including international power projects. They have Greenfield development experience on 3 power projects totaling to over 1,300MW in their own Country, the highly industrialized country of Japan. They meet all other criteria except for Greenfield development project experience outside of their home country.

- Another Bidder's team member (under consortium, joint venture) is an offshoot Development Company that was only established in 2013. The Bidder's team organization has extensive proven experience with over 6,000MW of Greenfield development projects, acquisitions and project financing globally, and in USA and Guam.
- To best benefit GPA in having more equally competent interested bidders, we kindly request GPA to allow and consider the proven capabilities and qualifications based on over-all technical and financial capabilities of the Bidder Team multiple members and their organization (consortium, joint venture) and not limit it to Greenfield experience and projects located in country of Bidder's country of origin for Bidders that are not U.S. companies.

ANSWER:

As stated in Section 2b) of the RFQ, b) "For determining the experience and technical capability of a consortium, the experience and technical capability of each consortium member shall be combined for evaluation." Based on this, please submit the pre-qualification document that, among others, presents projects implemented by the consortium members that best meet the pre-qualification requirements for GPA's evaluation.

QUESTION:

2. 1.2 Procurement Process

There's some concerns related to not having the technical information being available during Step-1 and only during Step-2.

- As an interested Bidder, some of the major global players approached to join the consortium with us express interest to submit their own Step-1 bid, as not too prematurely dilute their development interest.
- This being a legitimate concern, will GPA allow either or both of below scenario? (see **GPA Answer a. below**)

1.2.1 Bidder 1 and Bidder 2 submit their separate bid under Step-1 QBL. If both Bidders qualify, they may still be allowed to combine efforts (consortium, joint venture) together for Step-2 and Step-3.

1.2.2 **If only one Bidder qualifies** under Step-1 QBL. Bidder 1 and 2 may agree on combining efforts (consortium, joint venture) together for Step-2 and Step-3.

- Because GPA has not provided technical information, will GPA allow Bidders to exclude the EPC contractor in consortium or joint venture during Step-1? (see **GPA Answer b. below**)

ANSWER:

- a. As stated in Section 2 a) of the RFQ document "after a Bidder has been short-listed, the membership structure used to qualify may not be changed without prior written approval of GPA."
- b. The EPC Contractor is not required to be a team member at this stage. The RFQ requires the bidder to demonstrate their ability to **manage** technical aspects of the project development and operation, not to perform those activities themselves. Demonstrating that the bidder was able to manage such activities for the past projects will be sufficient to meet the technical qualification criteria.

QUESTION:

3. 2. Bidder Qualification

Section: 2 (e).

- ❖ Item 2. Please clarify and elaborate further on "*the basis of a PASS-FAIL approach*". (see **GPA Answer a. below**)

Section: Table 2, 1 Greenfield Private Power Project.

- ❖ Item 2. Please clarify and elaborate further on "*direct award*". (see **GPA Answer b. below**)

Section: Table 2, 1 Greenfield Private Power Project.

- ❖ Can the Bidder's Team of Multiple Members (consortium, joint venture) be considered to qualify by GPA under the following scenario?

Scenario

Primary Bidder currently owns about 1,880MW of power in Japan-about 3,280MW when including international power projects. They have Greenfield development experience on 3 power projects totaling to over 1,300MW in their own Country, the highly industrialized country of Japan.

- Another Bidder's team member (under consortium, joint venture) is an offshoot Development Company that was only established in 2013. The Bidder's team organization has extensive proven experience with over 6,000MW of Greenfield development projects, acquisitions and project financing globally, and USA and Guam on various power generation projects to include combined-cycle combustion turbines plants, combined-cycle reciprocating engines plants, coal-fired plants, solar projects, geothermal plants, transmission projects, gas processing facilities and waste to energy facilities.
- Varied experiences includes the following:
 - ✓ Prepared proposals for "build-operate-transfer" IPP projects globally for various technologies to include the 88MW Guam IPP project and ensuing 35 years of project development activities.
 - ✓ Selected as winning Bidder based on ranking during a competitive bidding process or direct award.
 - ✓ Negotiated the project agreements and finalized them successfully.
 - ✓ Achieved financial closings for projects on non-recourse or limited recourse basis.
 - ✓ Successfully operated and maintained projects to include the BBMW Guam IPP project.
- ❖ We would like to request for GPA to consider such proven capabilities and qualifications based on over-all technical and financial capabilities of the Bidder's Team and its organization, and not limit it to Greenfield experience and projects located in country of Bidder's country of origin for Bidders that are not U.S. companies. (see GPA Answer c. below)

Section: Table 2, 1.2 Project Development Experience

- ❖ Please clarify and elaborate further on *"then the Bidder may include at least one project with capacity of less than 80MW, but no less than 80MW (gross at ISO conditions)"*. (see GPA Answer d. below)

Section: Table 2, 1.2 Project Development Experience

- ❖ Primary Bidder currently owns about 1,880MW of power in Japan (about 3,280MW when including international power projects). They have Greenfield development experience on 3 power projects totaling to over 1,300MW in their own Country, the highly industrialized country of Japan. They meet all other criteria except for Greenfield development project experience outside of their home country.

- ❖ Our Bid team of multiple members {consortium, joint venture) will have its co-lead developer, our team member that is a spin-off Development Company with over 6,000 MW development experience. Their organization has served as developer on various Greenfield development projects in the range of BOMW and even more for the past 10 - 20 years.
 - As an example, the 88MW Guam IPP project which was project financed through a syndicated loan, and other qualifying projects globally like BOT projects in the Philippines, Mainland USA, others.
- ❖ We would like to request for GPA to consider such combined proven qualifications on not being limited to Greenfield projects experience up to include comparative or even bigger than BOMW for both country of origin and outside country of origin within 10-20 years from the qualification document submittal date. **(see GPA Answer e. below)**
- ❖ Kindly requesting GPA to consider to amending the requirements based on "outside of Bidder's country of origin" whether "outside or inside of Bidder's country of origin". **(see GPA Answer f. below)**
- ❖ We understand "the Bidder may include at least one project" is not limited for the experiences as a lead developer. Is this correct? **(see GPA Answer g. below)**
- ❖ GPA recognized local preference for the bid of solar project in Guam. Does GPA consider to use the same preference for this bid? If so, what is needed for Bidders to get local preference? **(see GPA Answer h. below)**

Section: Table 2, 1.3 Project Financing Experience and Financial Capacity

- ❖ We believe our Bid team of multiple members (consortium, joint venture) has more than enough joint project financing experience. However, we request for GPA to confirm if we do qualify based on our **collective** experience below.
 - Primary Bidder, as co-lead developer, and other team members has successful experience in raising non-recourse or limited recourse debt (>\$100 million USD).
 - Primary Bidder, as co-lead developer, has substantial equity participation experience (>\$50 million USD) for various power and other infrastructure energy projects.
 - Primary Bidder is able to prove it has a strong financial capacity along with submitting required financial statement and position. **(see GPA Answer i. below)**

Section: Table 2, 1.4 Technical Capabilities and Qualifications

- ❖ While our Bid team of multiple members (consortium, joint venture) has own and/or operated both reciprocating engines and combustion turbines, we are not able to properly determine the appropriate technology that we plan to use for the project during Step-1 until GPA provides more technical detail and specifications during the Step-2 process.

- ❖ Kindly requesting for GPA to eliminate the requirement of technology preference during the Step-1 stage. (see GPA Answer j. below)

ANSWER:

- a. This means that bidders' qualifications will be evaluated against the qualification requirements, and the bidder can either pass (meets the requirements) or fail (does not meet the requirements). There will be no scoring system in evaluation.
- b. Direct award means that the project was awarded to the bidder on a sole source basis as opposed to a competitive bid process.
- c. The qualification criteria will not be changed. Please also note that response to this question would amount to GPA performing pre-qualification evaluation as part of responding to clarification questions. Determination of bidder's qualifications will only be done after detailed review of bidder's qualification document submittal.
- d. This should read "with capacity less than 80 MW, but no less than 50 MW". The capacity is as measured at generator terminals (gross), and at standard ISO ambient conditions (ambient temperature of 15°C, barometric pressure of 1.033 bar, relative humidity of 60%).
- e. The qualification criteria will not be changed.
- f. The qualification criteria will not be changed.
- g. No, this understanding is not correct. The intent of this paragraph is to relax the requirement in terms of project size and location, but not on the role the bidder for this project.
- h. This will be addressed in the bidding documents to be issued to the qualified bidders.
- i. Response to this question would amount to GPA performing pre-qualification evaluation as part of responding to clarification questions. Determination of bidder's qualifications will only be done after detailed review of bidder's qualification document submittal.
- j. The bidder can demonstrate experience in several technologies that it considers as possible options to be used for the Project and, if qualified, will be allowed to propose one of those technologies.

Wellhead Electric Company inquiry dated 02/22/2018:

QUESTION:

1. Given the nature of GPA's load, transmission system and generation mix, do you have a preference for size increments of individual generation units?

ANSWER:

The size of the facility's individual units shall be such that a trip of a single unit will not result in a loss of the net facility capacity of more than 60 MW.

IP&E Holdings, LLC inquiries dated 02/26/2018:

QUESTION:

1. How far is the existing GPA Substation mentioned in Section 1.3.2 from the proposed site of the new power plant?

ANSWER:

The proposed site of the new power plant is approximately less than 1/2 of a mile from the substation.

QUESTION:

2. If Consortium should change after Step 1 Request for Qualification, should the bidders get approval from GPA for the change before Step 2?

ANSWER:

Yes.

QUESTION:

3. Does GPA have a basic Energy Conversion Agreement for this contract, if so please provide?

ANSWER:

This will be provided in the bidding documents to be issued to qualified bidders.

QUESTION:

4. Will GPA provide the land needed for this project?

ANSWER:

Yes, under a Land Lease Agreement.

IP&E Holdings, LLC inquiry dated 02/28/2018:

QUESTION:

1. The Invitation for Multi-Step Bid – Table 2: Bidder Qualification Criteria, Section 1.2 Project Development Experience, Bullet Two states that the bidder should have has the role as a lead developer in at least two Greenfield projects, does GPA have specific criteria for a company to be considered lead developer? If so, please provide criteria.

ANSWER:

The lead developer (and in the case of this Project, the Lead Bidder) is the consortium member that has the primary responsibility of managing the structuring, permitting, contracting (e.g. land procurement, EPC, PPA, FSA, other) and financing for a project, and in the case of this Project is authorized to receive instructions for and on behalf of any and all partners of the joint venture or consortium, to submit proposal security on behalf of the joint venture or consortium, and to execute the Project Agreements on behalf of the Project Company.

Toyota Tsusho Corporation inquiries dated 02/26/2018:

No.	Ref.	Questions	GPA Answer
1	1.2	It is said that the QBL will be established based on the Technical Qualification Proposals. We believe that the submission of Technical Qualification Proposals will be required to QBL as Step Two and the Step One is only for establishment of QBL. Please clarify.	The bidder will submit its Experience and Technical Qualification Proposals in Step 1 in response to the RFQ. After the bidder is pre-qualified he/she will be issued the Invitation for Multi-Step Bid (IFMSB) documents including, among others, technical specification, draft Energy Conversion Agreement, and technical and price forms to be filled out by the qualified bidder. The Proposal will include technical (Envelope I) and Price (Envelope II) proposals. Envelope I will be evaluated as Step 2 while Envelope II will remain unopened. For Step 3, Envelope II proposal will be opened only for bidders who will be found to be responsive based on Envelope I (Step 2) evaluation. The Project will be awarded to a responsive bidder offering the lowest price.
2	1.2	It is said that the QBL will submit the Priced Proposals in the Step Two. We believe that the Technical Qualification Proposal will be submitted in the Step Two. Please clarify.	See response above.
3	1.3	Will the construction of fuel pipelines be included in the scope of this project? If yes, who will be responsible for the right of way and environmental approvals?	Yes. It will be the responsibility of the bidder. The pipeline is expected to be constructed within the existing pipeline right of way that begins at the Petera pumping station near the Cabras Plants and extends to the Tanguisson Plant.

4.	1.3	It is said that the Project will provide efficient, reliable and least cost baseload capacity. Although we understand that a reference conditions to be specified in an IFMSB (IFB) to be issued to Bidders on the QBL, does GPA intend to dispatch order to the Project as baseload operation? Otherwise, does the GPA intend to dispatch order to the Project as middle load or peak load operation flexibly? In order to propose the appropriate technologies, please provide how GPA intends to use the power station.	GPA intends to use the power station as a baseload, which means that it is expected to be dispatched first among the fossil-fueled power plants connected to GPA system. However, it must be flexible and fully dispatchable capable of responding to rapid load changes to support the existing and new renewable plants during the daytime when the renewable plants are in operation.
5	1.3	It is said that the Bidders will select the power generating technology for the Project, consistent with the requirements to be set forth by GPA in the IFB. If the Bidders will select the technology after issuing the IFB, does GPA accept Bidders can change the technology from qualified technology which the Bidders on the QBL has experience?	GPA will not accept for the bidder to change its technology for which he/she pre-qualified.
6	1.3	There are two different abbreviations such as IFMSB and IFB. Can we understand both means the same (IFMSB)?	No. Invitation for bids (IFB) is used to initiate a competitive sealed bid procurement. Invitation for Multi-Step Bids (IFMSB) is composed of one or more steps in which bidders submit unpriced technical offers to be evaluated by the territory, and a second phase in which those bidders whose technical offers are determined to be acceptable during the first phase. This is an Invitation for Multi-Step Bid (IFMSB).
7	2, a)	May a short listed bidder form the consortium with another short listed Bidder after the prequalification procedures without approval from GPA?	No.
8	2, a)	If the short listed Bidder invites another entity in the consortium who did not participate in the prequalification procedures, will it be allowed as long as the short listed Bidder maintains the majority interest in the consortium?	GPA prefers that the short-listed Consortium maintains the same members used for prequalification, especially the Lead Bidder, since the Consortium will be evaluated and short-listed based on the qualifications of its Lead Bidder. If the Consortium does not provide sufficient justification for a change to the Lead Bidder, GPA reserves the right to remove the Consortium from the list of qualified bidders.
9	2, e)	It is said that the Bidders' qualification will be evaluated on the basis of a PASS-FAIL approach. Based on the current RFQ where the information of usage of the power plant is limited (e.g. load fluctuation), GPA may receive from the Bidders several different types of technologies. Given such circumstance, in order for the Bidders to provide the appropriate proposal, please clarify	The bidders' qualifications will be evaluated against the qualification requirements, and the bidder can either pass (meets the requirements) or fail (does not meet the requirements). There will be no scoring system in the evaluation.

		how GPA will evaluate the Bidders' proposal (e.g. 40% financial capability, 40% technical capability, 20% Administration and Bidder above 70% will PASS).	
10	N/A	<p>Please clarify the way of Qualification Submittal in detail.</p> <p>Are the Bidders required to submit original documents? How many copies? Do GPA require soft data (e.g. flash disk)? Should the Bidders submit the proposal by hand or courier, e-mail submission also accepted? Are there any requirement on labelling and packaging?</p>	<p>Bidders shall submit their bids manually. GPA and the Bidder shall manage the Manual IFB Submittal Process to address non-repudiation, security and confidentiality inclusive but not limited to the following:</p> <ol style="list-style-type: none"> a. Manually executed signatures and printed media documents; b. Chain of custody receipts; c. Manual time-stamps for receipt of IFB materials; d. Machine generated Fax confirmation reports; e. Physical delivery of printed material bids; f. Physically secured area storage of IFB materials. <p>A duly authorized person must sign the Bidder's bids. All names shall be typed or printed below the signature. A bid submitted by a corporation must bear the seal of the corporation, be attested to by its Secretary, and be accompanied by necessary Power-of-Attorney documentation.</p> <p>Associated companies or joint ventures shall jointly designate one Power-of-Attorney person authorized to obligate all the companies of the association or joint venture. A bid submitted by a joint venture must be accompanied by the document of formation of the joint venture, duly registered and authenticated by a Notary Public, in which is defined precisely the conditions under which it will function, its period of duration, the persons authorized to represent and obligate it, the participation of the several firms forming the joint venture, the principal member of the joint venture, and address for correspondence for the joint venture. Bidders are advised that the joint venture agreement must include a clause stating that the members of the joint venture are severally and jointly bound.</p> <p>The original documents must be sent to GPA via post or courier and post-marked no later than the Bid Submittal Closing Date. Electronic submittals will not be accepted.</p> <p>As such, Bidders should submit all of their bid documents, and any accompanying documents, in English. Any bids not submitted in English will be</p>

			<p>designated as "Unacceptable" and will not qualify for the QBL.</p> <p>Bidders are required to submit one (1) original and six (6) bound copies of their bids.</p> <p>The manually submitted Bids shall be packaged in separate sealed boxes with the following information clearly marked on the outside of the two largest sides:</p> <ol style="list-style-type: none"> 1) "TECHNICAL QUALIFICATION PROPOSAL" 2) "BUILD, OPERATE, & TRANSFER CONTRACT FOR 120-180 MW OF NEW GENERATION CAPACITY, STEP 1- REQUEST FOR QUALIFICATIONS"; 3) BIDDER'S NAME; 4) INVITATION FOR MULTI-STEP BID GPA-034-18; 5) CLOSING DATE and TIME (Chamorro Standard Time). 6) Addressed As follows: ATTENTION: JOHN M. BENAVENTE GENERAL MANAGER GUAM POWER AUTHORITY POST OFFICE BOX 2977 HAGATNA, GUAM 96932-2977 <p>If the Bidder's submittal cannot fit within one box or if the Bidder chooses to submit more than one box, each box must be labeled as described above and with the following additional information:</p> <ol style="list-style-type: none"> 7) Box Number Within the Set of Submitted Boxes 8) The Total Number of Boxes Submitted. <p>Upon receipt, each Bid submittal package will be time-stamped. The only acceptable evidence to establish the date and time of receipt at the GPA is the date/time stamp of the Guam Power Authority's procurement office on the wrapper or other documentary evidence of receipt maintained by GPA. Bids will be stored in a secure place until the date and time set for proposal opening.</p> <p>GPA procurement personnel will stamp the outside of each package using the GPA procurement time stamp and will officially log the date and time that each Bidder's sealed bid package is received.</p>
Table 2: Bidder Qualification Criteria			

11	1	Please clarify if the experiences of Bidder's subsidiary could be included in the Qualification Criteria. Please explain if there is any specific supporting documents in such case.	Experience of the parent and its subsidiaries will be considered so long as the parent and/or subsidiaries which possess the experience are included as members of the Bidder's consortium. Please note that GPA expects that the project company for this Project will not be established by the successful Bidder until after Project award, and that pre-qualification and proposal documents are expected to be submitted by other Bidder's entities since the project company is not yet expected to be established.
12	1	Please confirm if the successful operation under 5 is at least for 12 months, rather than 18 months.	12-month is the correct requirement.
13	1.2	Please clarify what does it mean the "---with capacity of less than 80MW, but not less than 80MW"?	This is the incremental size of the individual unit. It should read "less than 80 MW, but no less than 50 MW".
14	1.3	Please clarify the substantial equity participation (>\$50 million USD) is only from Bidder or entire equity amount as project.	The substantial equity participation of over USD 50 million means that the lead developer was able to raise the total equity including of over \$50 million. Please note that the Lead Bidder for this Project will be required to provide at least 35% of the equity for the Project.
15	1.4	Please clarify what does it mean the "team" and "association" for the evidence of technical capability. Can the subsidiaries of the Bidder be considered as "team" or "association"? How about the third party engineering company to be appointed as owner's engineer?	Experience of the subsidiaries will be considered so long as the subsidiaries which possess the experience are included as members of the Bidder's consortium. The combined experience of the consortium members will be considered for evaluation of Bidder's development experience and technical qualifications.

Benson Guam Ent., Inc. dated 03/01/2018:

QUESTION:

1. Does GPA have any regulation or limitation about the origin of country for equipment/units which cannot be used for this project?

ANSWER:

GPA does not have any regulation or limitation about the origin of country for equipment/units. However, there is a list of countries issued by the US Department of Treasury Office of Foreign Asset Control (OFAC) that lists the countries against which US imposed sanctions. The Bidder must consider this list when deciding on the county of origin for equipment and materials. Additionally, the Bidder must consider the ability of the equipment/unit and materials provided for the Project to comply with the standards that will be listed in the Technical Specification included in the bidding document package which are primarily US, Asian, European, Australian or equivalent standards.

QUESTION:

2. Regarding Table 2 – Bidder Qualification Criteria, does the listed information requires documents as attachments to prove it?

ANSWER:

Yes. Each bidder must fill in Table 2 supported by sufficient evidence of its required capabilities.

Bidders must provide full, accurate, and complete information as required by this IFB and its attachments.

The penalty for making false statements in any bid or bid is prescribed in 18 U.S.C. 1001 and Title 9, Guam Code Annotated. Note, by use of a digital signature to sign the bid, the Bidder agrees that this act legally binds the Bidder to his bid.

QUESTION:

3. Does the documents to be submitted need to be notarized or to be certified by any specific organization?

ANSWER:

Yes. Documents defining the constitution of the joint venture, consortium, company or firm, if executed outside Guam, whether required to be submitted with the bids or after the award of the contract, must be authenticated by a Notary Public or other official authorized to witness sworn statements.

QUESTION:

4. Should we prepare bid bond or performance bond of other requirements for this Step 1 bid?

ANSWER:

No.

QUESTION:

5. Who will supply the land of the power plant sites?

ANSWER:

GPA will supply the land for the power plant site under a Land Lease Agreement.

QUESTION:

6. Who will supply fuel or power plants and what is the main fuel?

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ANSWER:

GPA will supply fuel for any project that has a fossil fuel fired component. Bidders offering off-shore floating solution will be able to offer providing its own fuel as an option. The option should include all fuel infrastructure and offshore plants must be typhoon proof. Dual fuel (USLD and natural gas) capability is required.

QUESTION:

7. If there will be shortages in local labor forces, can we recruit from overseas? Any limitations or qualifications required? Such as from which countries can or cannot obtain working visas?

ANSWER:

The recruitment of overseas labor forces must comply with the requirements of Department of Labor and local and federal laws.

QUESTION:

8. Does GPA have any specific plans and modification requirements for a 115 KV transmission line connected to an existing GPA substation and for the Harmon substation for the said connections at the moment?

ANSWER:

GPA intends to have the successful bidder build the new fully dispatchable base load plant with a single grid connection at the Harmon substation.

Selected bidder will be required to perform system studies and modeling that will be defined in the bid documents. The bidder will be responsible for any modification to the Harmon substation required to allow connecting the interconnection transmission line from the Project. Transmission system upgrades beyond the interconnection to Harmon substation are not part of this procurement.

QUESTION:

9. Does GPA specify any unit type or model, such as limiting only to diesel engines or gas turbines? Whether the bidders can freely decide by themselves?

ANSWER:

GPA is requesting a base load dispatchable plant that is capable of satisfying dispatch instructions at any time within the entire range between the minimum technically possible capacity and full (100%) contracted capacity regardless of the technology or combination of technologies offered. One of the critical requirements is that the plant must be able to provide continuous power up to the full contracted capacity in response to GPA's dispatch instructions at any time and at any weather conditions including typhoons. Offers proposing hybrid solutions will be evaluated using the same technical and price evaluation methodology as the offers proposing other applicable technologies. Detailed information on the requirements and evaluation methodology will be provided in the bidding documents to be issued to the qualified bidders.

QUESTION:

10. Does GPA accept other proposals for a power generating facility with capacity of approximately 120 to 180 MW, such as the offshore LNG platform?

ANSWER:

See response above.

QUESTION:

11. On the FIT to be paid by GPA, will it be fixed rate or will be subject to bidding; if fixed, what will be the cost per kWh?

ANSWER:

Detailed requirements and additional information will be specified in the bidding documents to be issued to the qualified bidders after completion of pre-qualification.

QUESTION:

12. Under your 1.2 Questionnaire: If two firms become a consortium and entered into joint venture agreement, will you accept that any one of the partners will provide at least two Greenfield projects? Or only the lead developer should provide this qualification?

ANSWER:

The combined experience of the consortium members will be considered for evaluation of Bidder's development experience and technical qualifications. Please note that in order for the project to qualify, the consortium member claiming that project as their experience should have been the lead developer for that project.

Pacific Energy Corp. inquiries dated 03/01/2018:

QUESTION:

1. On Page 10 of 11 of the Step 1 – RFQ, it states “Each member is required to separately provide its financial capability including audited financial statements for the three (3) most recent years”:

Audited financial statements normally take months to prepare and therefore 2017 audited financial statements will not be available until 2Q of 2018. Is it possible to submit 2016, 2015 and 2014 audit statements to fulfill the three (3) most recent years requirement?

ANSWER:

GPA will accept three most recent years (2015-2017) audited statements however if 2017 audited statements are not available GPA will accept three years (2014-2016) of audited statements plus 2017 unaudited financials certified by the company's chief financial officer.

All other Terms and Conditions in the bid package shall remain unchanged and in full force.


JOHN M. BENAVENTE, P.E.
General Manager