



CONSOLIDATED COMMISSION ON UTILITIES

Guam Power Authority | Guam Waterworks Authority
P.O. Box 2977 Hagatna, Guam 96932 | (671) 648-3002 | guamccu.org

RESOLUTION NO. FY 2023-01
RELATIVE TO THE APPROVAL OF ENGINEERING, PROCUREMENT AND CONSTRUCTION CONTRACT

WHEREAS, CCU Resolution 21-14, adopted in May 2021, authorized GPA to petition the Public Utilities Commission (PUC) for approval of procurement documents to solicit an Engineering, Procurement and Construction Management (EPCM) contract to support the construction and commissioning of the Ukudu Power Plant and to support development and procurement of liquefied natural gas infrastructure to supply natural gas to the new power plant; and

WHEREAS, the new contract would replace the existing EPCM contract with Stanley Consultants, Inc., which has reached its contract term; and

WHEREAS, PUC Docket 21-13 dated July 29, 2021 approved GPA’s petition in September 2021 GPA announced RFP-21-010 for a new EPCM contract, however this solicitation was cancelled in November 2021 due to lack of open competition. The RFP was reissued in March 2022;

WHEREAS, Stanley Consultants, Inc. has been selected as the most qualified proponent;

WHEREAS, GPA scope for the EPCM is provided in Attachment 1; and

WHEREAS, Stanley Consultants has proposed \$6,241,727 through the construction and commissioning of the Ukudu Power Plant by October 2024 plus an additional 4 months of post commissioning support on a time and material basis with projected annual budgets as shown below:

FY 2023 (12/1/22 – 9/30/23)	FY 2024 (10/1/23 – 9/30/24)	FY 2025 (10/1/24 – 2/28/25)	Total
\$ 2,198,121	\$ 2,848,030	\$ 1,095,576	\$ 6,241,727

; and

WHEREAS, GPA is deferring the LNG task to allow more time to refine and negotiate scope;



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NOW BE IT THEREFORE RESOLVED, the Consolidated Commission on Utilities does hereby approve the following:

- 1. The CCU authorizes the GPA General Manager to petition the PUC for approval of the EPCM contract to Stanley Consultants, Inc. for the initial task of construction and commissioning support of the Ukudu Power Plant for \$ 6,241,727 based on estimated hours and labor support from December 2022 through February 2025.

RESOLVED, that the Chairman certified and the Board Secretary attests to the adoption of this Resolution.

DULY AND REGULARLY ADOPTED, this 25 day of OCT. 2022.

Certified by:

Attested by:

J.T. Duenas
JOSEPH T. DUENAS
Chairperson

Pedro Roy Martinez
PEDRO ROY MARTINEZ
Secretary

I, Pedro Roy Martinez, Board Secretary of the Consolidated Commission on Utilities as evidenced by my signature above do hereby certify as follows:

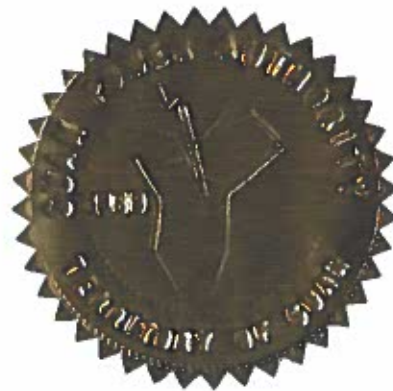
The foregoing is a full, true and accurate copy of the resolution duly adopted at a regular meeting by the members of the Guam Consolidated Commission on Utilities, duly and legally held at a place properly noticed and advertised at which meeting a quorum was present and the members who were present voted as follows:

AYES: 4

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0



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EPCM

Scope of Work for Cost Proposal

Initial scope of work will be for the following. Contractor shall provide fiscal year budgets based on projected hours and proposed hourly wages for the following tasks.

1. New Generation Contract & Owner's Engineer Support
 - a. New Generation Contract Execution – As the Owner's Engineer, GPA requires on-island support. EPCM shall have an on-island presence to witness construction progress and lead/attend meetings in person as required. Contractor representative should have contracting, construction and commissioning experience for similar projects.

Deliverable: Meeting attendance, monthly reports

- b. Owner's Engineer for Construction Phase
 - i. Drawing / Document Review – Provide technical review of power plant and pipeline documents including but not limited to construction drawings, equipment and technical specifications, design criteria, and construction plans.

Deliverable: Response/comments to drawing review requests. This can be based on expected drawing reviews from Master Document listing. Note that this listing is not final nor only reference for document reviews.

- ii. Construction Monitoring –
 1. Ukudu Site Inspections – As the Ukudu site will be owned and operated by GUP/KEPCO, GPA does not expect the EPCM to be overseeing or managing the power plant, however as GPA's Owner's Engineer regular site inspections to confirm project progress and fulfillment of contract obligations, assess areas of concern and/or respond to any incidents are required.

Deliverable: Update on weekly/regular meetings, monthly report, incident reports.

2. Pipeline Construction Monitoring Support – As the pipeline will be turned over to GPA upon the Ukudu Power Plant commissioning, construction oversight, including installation inspection and witnessing of testing. Due to the length of this pipeline, its extended schedule, expanded work areas as well as Navy requirements for onsite representation near their fuel lines, GPA will require assistance from EPCM for initially 80-120 man-hours per month (4-6 hours per day)

Deliverable: Update on weekly/regular meetings, monthly report, incident reports.

3. Transmission Construction Support – At this time, GPA Engineering will be leading the construction oversight for the transmission interconnection which will be turned over to GPA upon the Ukudu Power Plant

Commissioning. However, GPA may request for technical assistance or additional support if required.

Deliverable: None at this time.

c. Project Management

i. Meetings – Contractor shall organize, lead/attend, and document meetings for the power plant project. The following are a list of current meetings but other meetings maybe required for internal discussions or address other matters as they arise.

1. Weekly Update Meetings
2. Weekly Construction Meetings
3. Monthly Progress Meeting (ECA requirement)
4. Other meetings as required – this includes other agency meetings on the power plant and pipeline project requiring GPA representation (i.e. GEPA, DPW, GHPO)

Deliverable: Meeting minutes, Summary of issues under review, documentation of recommendations made.

ii. Project Schedule Review – Review of project progress and project schedule to ensure project is moving as scheduled and identify/anticipate concerns.

Deliverable: Schedule review comments

iii. Monthly Reports – Review of GUP monthly reports as required by ECA for completeness and provide edits/updates as necessary.

Deliverable: Monthly Report review comments

iv. Invoicing & Budget Management – Monitor and manage EPCM costs and budget.

Deliverable: Monthly Invoicing

d. Post-Construction and Commissioning Support –

- i. Develop / Review performance evaluation procedure
- ii. Follow up on any punch list or warranty items/issues as required
- iii. Evaluate/update any SOPs

e. Regulatory and Stakeholder Outreach Support

2. LNG Pre-Development

- a. Business Model Development
- b. Industry Outreach
- c. Preliminary Conceptual Site Selections and LNG Receiving Terminal, LNG Storage, and Regasification Facility Functional Designs
- d. Environmental, Cultural and Construction Permits Survey
- e. Project Execution Plan and Work Breakdown Structure Development
- f. Regulatory Support for PUC
- g. Regulatory and Stakeholder Outreach Support

LNG Development Scope must be guided by the PUC Reference: Docket 13-02 (dated 7/30/13) and LUMMUS Report on 2013 IRP (dated 7/23/13).