

Kosrae Department of Resources and Economic Affairs, Kosrae
State Government



Request for Proposals

Kosrae State Tropical Water Plant

Open Dates: March 11, 2020 to May 11, 2020

1. Summary

The Kosrae State Government, through the Department of Resources & Economic Affairs, is soliciting proposals for the Kosrae Tropical Water Plant.

2. Department Background

The Department of Resources and Economic Affairs (DREA) is one of five executive departments of the Kosrae State Government. DREA is mandated to perform the following duties;

- ❖ promote development and improvement of private sector business and oversees foreign investment;
- ❖ foster production, marketing and protection of commercial production of land and sea produce;
- ❖ assist private parties in the development of agriculture and forestry in an ecologically sound manner;
- ❖ manage, conserve and develop marine resources;
- ❖ develop a consumer awareness program and provide businesses with information on pricing laws and regulations;
- ❖ survey all public and private lands and monitor the use of public lands maintaining a written roster of all parcels of public land;
- ❖ negotiate Government leases, easements, and contracts, and designates for homesteading purposes public land in accordance with Chapter 5 of Title 11 of the Kosrae State Code
- ❖ coordinates economic planning, including the Government's adherence to the overall Economic Development Plan.

3. Project Description

This public notice is hereby given that the premises described below will be offered for lease to interested individual/businesses under the following terms and conditions:

Kosrae State offers a unique investment opportunity to lease and operate a water bottling plant in Kosrae State, Micronesia (Federated States of Micronesia). The premises include a ground lease, warehouse building, equipment and water source rights. A long-term lease is available for land and improvements to FSM citizens, non-citizens, and corporations.

- Water Resource was confirmed to have a flow rate of 163,000 liters of water within 24 hours, or 326,000 half-liter bottles of water per day or approximately 119 million half-liter bottles of water per year.
- The bottling facilities are located at the source in a custom designed prefab steel metal structure 100 x 100 feet in size, with 2 inches thick sandwich panel and roof construction with an additional 4 inches of ceiling insulation.
- Production equipment is capable of producing bottled ultra-pristine water at the rate of 6,000 units per hour, or approximately 15 million half-liter bottles of water per year.
- Water treatment system provides 3 state filtration down to 45 micron absolute and utilizes both UV and Ozone sterilization. It has a 8,000 liter per hour production capacity and is equipped with inline, PH, Ozone, TDS probes for real time evaluation of source and product water.

- The property is offered for lease “as-is” with no guaranties or warranties as to its condition whatsoever.

4. Desired Objectives and Deliverables

Project objective and expected deliverables are as follow:

- a. Company to lease the land “as is” (no guaranties or warranties)
- b. Company to procure and fix obligatory part(s) of the machines at the Tropical Water Plant for operation which are listed below:
 - Memory recovery of the water bottling line (memory chip), which means the machines needs reprogramming;
 - Necessary repairs need to be done on air pressure hoses and molding machine for water bottle;
 - Control wiring insulation has been deteriorated;
 - U/V System and the ozone unit need replacement;
 - Labeler Machines: two parts of the labeler have faulty electronic bolts and need replacement.
- c. Company to manage, market, and run the water plant at its own authority

5. Submission Requirements

This is an open and competitive process.

All proposal submissions shall be accompanied by the **land-lease application form** (*email: genn.mike05@gmail.com for land-lease application form*) and shall state the full name, mailing address, phone or fax numbers, or e-mail address or other valid contact information for the person or entity submitting the proposal. Such proposal shall include a business plan and lease rental amount.

Proposals may also be submitted via email to Director Gerson Jackson at gajackson12@gmail.com , c/o Genevieve V. Masao at genn.mike05@gmail.com Proposals from overseas submitted via postal mail shall not be accepted.

Specific proposal contents

- ❖ Name of contractor
- ❖ Contact information, including email address (es), phone numbers and, if applicable, a business organigram.
- ❖ Expertise and credential of the individual(s) to be involved in the project, with specification of individual roles.
- ❖ Summary of experience and description of work conducted in a similar area
- ❖ Provide an outline and description of the planned course of work, with specification of activities intended to be conducted on-site or off-site.
- ❖ Fee proposal and proposed payment schedule

6. Evaluation Criteria

Applicants will be evaluated based on the following criteria:

<i>Criteria</i>	Required	Preferred
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Criteria	Required	Preferred
<i>Non Government worker</i>	Applicant(s) must not be a current employee of the Kosrae State Government or any of its entities	Serves as a private consultant and/or operator in similar works
<i>Quality and strength of proposal</i>	Proposal articulates a plan to meet desired project outcomes	Indicates activities timeframe and individuals/parties to be involved.
<i>Credential and experience of individuals to be involved</i>	A certificate or associates degree in water treatment or related field and experience in processing plant operations.	Postsecondary certificate or degree in water bottling plant or related field combined with experience; B.A or Master in Business Administration; Marketing; or Accounting.
<i>Competitiveness of costs</i>	Itemized fee proposals for professional fees, and other operations costs.	Costed at reasonable rates.

7. Contract Terms

Department of Resources & Economic Affairs will negotiate terms upon selection. Proposed contracts and lease Agreements are subject to sufficiency legal review by Kosrae State Attorney General, and the project will be awarded upon signing of an agreement or contract, which outlines terms, actual scope of project, budget and other necessary items. Company must be able to cover all expenses necessary for the project.

8. Timeline

This RFP is open from March 11, 2020 to May 11, 2020. Interested companies may also request a copy of the RFP to be sent via email by contacting Director Gerson Jackson at gajackson12@gmail.com or Gennevieve V. Masao at genn.mike05@gmail.com

Expected project duration will be indefinite. Proposals will be evaluated immediately thereafter and selected company will be notified during the month of February. DREA may reject any and all submitted proposals.

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