

Terms of Reference

Site Management Service Maintenance

1. Introduction

Nam Theun 1 Power Company Limited (NT1PC) was authorized by the Government of the Lao People's Democratic Republic (GOL) to develop, own, and operate the Nam Theun 1 Hydropower Project (NT1HPP). The Company has entered into a Concession Agreement (CA) with the GOL since 14 June 2016, the Concession period of which spans 27 years.

NT1PC is jointly owned by four shareholders: Phonesack Group Company Limited (PSG), Chaleun Sekong Energy Co., Ltd. (CSE), Electricity Generating Public Company Limited (EGCO), and EDL-Generation Public Company (EDL-GEN).

The Project is located on the Nam Kading River in Bolikhamxay Province, approximately 33 km upstream of its confluence with the Mekong, and 220 km from Vientiane, central Laos. The Nam Theun River is one of the major tributaries of the Mekong River in Lao PDR, with a catchment area of 13,856 km² at the dam site.

NT1PC signed and entered into the Power Purchase Agreement with the Electricity Generating Authority of Thailand (EGAT) and the Électricité du Laos (EDL). The total installed capacity, with 3 generating units under 2 PPAs, is 650 MW, of which 2×260 MW will be supplied to EGAT and 130 MW to EDL for the duration of 27 years commencing from the Commercial Operation Date (COD) 12 August 2022.

2. Maintenance Service Location and areas

Nam Theun 1 Power Co., Ltd. (NT1PC) is located at Ban Phonchalern, Pakkading District, Bolikhamxay province.

This document outlines the Terms of Reference (TOR) for service maintenance at Nam Theun 1 Power Co., Ltd. (NT1PC) facilities.

❖ The list is specific areas requiring maintenance services:

1. NT1PC and Andritz camp
2. Guard hut and premises at the main gate - checkpoint to the NT1PC project.
3. Water Level Gauge Station at the dam crest site.
4. Power supply and components to the CCTV Camera in Dam Crest Site.
5. Power supply and components to the God Shrine on the mountain and the Dam Site.
6. Power House and components.
7. Common Switch Yard and components.
8. Connection Switch Yard and components, located outside the NT1-Project site, 7.50 km.
9. Equipment Stock Yard, located in the land field
10. Engineer Camp, NT1-Warehouse and Office (Andritz area)
11. NT1PC Site Office in Viengthong District (based on occasional requisition).
12. Other locations as assigned by NT1PC within the scope of Maintenance services.

❖ **Scope of Maintenance Service**

Provide comprehensive Preventive Maintenance (PM), Predictive Maintenance (PM), and Corrective Maintenance (CM) services, remedial repair services, and equipment/property inspection, ensuring all building equipment, components, and systems operate as intended and in compliance with manufacturer's recommendations and industry's best practices within the designated leased areas of the buildings. The contractor shall be able to provide 24/7 maintenance service with quality control and quality assurance.

❖ **Type of Service Maintenance for Electrical, Mechanical, Civil work and Refrigeration works;**

1. All Electrical systems and lighting.
2. Inspection, checking, and repairing electronic appliances.
3. All pumps (Electrical works).
4. Television system.
5. Air Conditioner and Cooling System.
6. Fire Fighting System.
7. Power supply and components (Water Level Gauge Station in the dam site, Border station, and Main Dam Military station).
8. Power supply and components to CCTV Camera (in the Dam Construction site).
9. Power House and components, Air conditioner, and lighting.
10. Common Switch Yard, Air conditioner, and lighting.
11. Connection Switch Yard and components, located outside the project site. Air conditioner and lighting.
12. Overviews of the plant and the dam site, power supply, and lighting.
13. Equipment Stock Yard, located in the land field, with power supply and lighting.
14. Andritz Camp, Office and Warehouse building zone, power supply, lighting, and air conditioning.
15. All security huts and Military stations around the NT1 project site, power supply, lighting, and air conditioners.
16. NT1PC Site Office in Viengthong District (based on occasional requisition), power supply, lighting, and Air Conditioner.
17. Daily Corrective and Preventive Maintenance Operation up on schedule.
18. Civil work as assigned by the client

❖ **Type of Cooperating Services Maintenance on the electric power supply to Civil works;**

1. Maintenance of Buildings and components.
2. Furniture and home appliance installation and repair.
3. Water supply and submersible pumps.
4. Water treatment and pumping system.

5. Daily Corrective and Preventive Maintenance Operation up on schedule.
6. The Client reserves the right to introduce a 'Beautification Programme'. Any additional services required by the Client will be communicated and agreed upon with the Contractor.
7. The Client's agreement is required by the Contractor prior to making any major changes that may be required.

❖ **Electrical works**

Daily routine check-up of all electrical systems and appliances: Defective bulbs, tube lights, parameter lights, fans, switches, sockets, plug points, short-circuiting/Tripping lines, rewiring, managing tangled wires, load balancing, and any other electrical work related to the installation of various electrical equipment where necessary.

Thorough check-up of all the electrical systems, which includes cleaning of all panel junctions, tightening of all connections, checking/clearing/greasing of all contacts, checking of Main Circuit Breakers (MCBs).'

❖ **Maintenance Services**

The contractor shall provide property management services associated with the building infrastructure improvement within the designated leased and occupied areas of the building to ensure the safety of critical business operations; the environment and safety conditions are safe.

❖ **Personal Protective Equipment (PPE):**

- Provide appropriate PPE to all employees based on job hazards.
- Ensure proper use and maintenance of PPE.
- Conduct regular emergency drills.
- Ensure availability of necessary emergency equipment and supplies.

The contractor shall respect and comply with NT1PC health and safety standard considerations. The contractor shall provide a report to the Site Management Department with the following;

- Daily Maintenance Operation Report
- Weekly summary report,
- Monthly KPIs and Monthly summaries report,
- Quality assurance and quality control for all maintenance activities

❖ **General Responsibilities**

- Develop and implement an Environmental Management System (EMS) aligned with NT1 standards (e.g., ISO 14001)
- Ensure compliance with applicable of NT1PC environmental.
- Conduct regular environmental audits and assessments
- Monitor and report on environmental performance.
- Implement measures to prevent and mitigate environmental impacts.

Nam Theun 1 Power Co., Ltd (NT1PC)

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❖ Responsibilities by NT1PC and Contractor

➤ NT1PC responsibilities

- Provides Workshop
- Provides accommodation
- Taking through to each area as appropriate

➤ Contractor responsibilities

- Full-time staff, ad-hoc staff, specialized skills and abilities;
- All Tools and Instruments for service work
- Staff uniform and Personal Protective Equipment (PPE).
- Roster break by contractor submit to NT1-Site management.
- Curriculum Vitae (CV) of each position
- The team leader is able to speak basic English and make reports
- The contractor shall comply with Lao laws and all laws of the Lao PDR, such as: to pay SSO (ປະກັນສັງຄົມ), Health and Insurance for staff, and salary tax, etc.
- Occupational Health to conduct regular health assessments of employees
- The contractor shall comply with the Employer's procedure and policy
- To provide 6 people:
 1. Team leader x 1 person
 2. Electrician x 2 person
 3. Civil, mechanical, and general work x 3 person

Services for Air Conditioning Maintenance:

The contractor will be responsible for doing minor air conditioning maintenance, i.e., cleaning and checking up once a month, and major air conditioning maintenance, i.e., cleaning and checking up every 6 (six) months.

Below is the list that the contractor has to provide a price for each of them, and the price must be fixed for 12 months for each item.

No.	AC Type	Total Air Conditioner at Camp	Description	UO M	QTY	Unit Price excluding VAT	Lead Time	Comments
1	9,000 BTU Air Gree Brand	1	ເຕີມນ້ຳຢາ	ກລ	1		1	
			ລ້າງອາໄມແອ	ໜ່ວຍ	1		1	
			ວາວຝິວ	ໜ່ວຍ	1		1	
			ລູກສອນຝິວ	ໜ່ວຍ	1		1	
			ກອກຝິວ	ໜ່ວຍ	1		1	
			ປ່ຽນວາວຝິວມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	
			ປ່ຽນກອກຝິວມ	ໜ່ວຍ	1		1	

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			ເຕີມນ້ຳຢາ					
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2	12,000 BTU Air Gree Brand	1	ເຕີມນ້ຳຢາ	ກລ	1		1	
			ລ້າງອາໄມແອ	ໜ່ວຍ	1		1	
			ວາວຟິວ	ໜ່ວຍ	1		1	
			ລູກສອນຟິວ	ໜ່ວຍ	1		1	
			ກອກຟິວ	ໜ່ວຍ	1		1	
			ປ່ຽນວາວຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	
			ປ່ຽນກອກຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	

3	18,000 BTU Air Gree Brand	1	ເຕີມນ້ຳຢາ	ກລ	1		1	
			ລ້າງອາໄມແອ	ໜ່ວຍ	1		1	
			ວາວຟິວ	ໜ່ວຍ	1		1	
			ລູກສອນຟິວ	ໜ່ວຍ	1		1	
			ກອກຟິວ	ໜ່ວຍ	1		1	
			ປ່ຽນວາວຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	
			ປ່ຽນກອກຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	
4	24,000 BTU Air Gree Brand	1	ເຕີມນ້ຳຢາ	ກລ	1		1	
			ລ້າງອາໄມແອ	ໜ່ວຍ	1		1	
			ວາວຟິວ	ໜ່ວຍ	1		1	
			ລູກສອນຟິວ	ໜ່ວຍ	1		1	
			ກອກຟິວ	ໜ່ວຍ	1		1	
			ປ່ຽນວາວຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	
			ປ່ຽນກອກຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	

5	35,000 BTU Air Gree Brand	1	ເຕີມນ້ຳຢາ	ກລ	1		1	
			ລ້າງອາໄມແອ	ໜ່ວຍ	1		1	
			ວາວຟິວ	ໜ່ວຍ	1		1	
			ລູກສອນຟິວ	ໜ່ວຍ	1		1	
			ກອກຟິວ	ໜ່ວຍ	1		1	
			ປ່ຽນວາວຜ່ອມເຕີມນ້ຳຢາ	ໜ່ວຍ	1		1	

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			ຢາ					
			ປ່ຽນກອກພ້ອມເຕີມນ້ຳ	ໜ່ວຍ	1		1	
			ຢາ					

Summary of Air Conditioner		
No.	BTU	Number of Unit
1	9,000	7
2	12,000	24
3	18,000	112
4	24,000	30
5	36,000	9
Total		182

Location	Type	Qty	Occupants / Status
Accommodation	LG 12000 BTU	30	E&E
	GREE 18000 BTU	5	
	GREE 9000 BTU	16	
	Media 36000 BTU	4	
	Carrier 48000 BTU	1	
	Media 24000 BTU	2	
Total Accommodation		59	
Office	LG 12000 BTU	7	Spare
	GREE 24000 BTU	4	
	SAMSUNG 18000 BTU	1	
	GREE 9000 BTU	1	
	GREE 12000 BTU	1	
Total Office		14	

Total Air-Conditioner required to service is **265 Units**

❖ **Bidder Qualification:**

- The Bidder must have experience in a construction company, civil work, air conditioning, and electrical appliance.
- The bidder must not have a mutual interest or benefit with other bidders
- The bidder or its authorized representative shall not have any relationship with NT1PC's staff
- The bidder must have a VAT registration license

❖ **Proposal Submission**

The bidder must submit the price proposal in USD. However, the Purchase Order and payment will be made in LAK based on BCEL exchange rate. The proposal must be submitted to ONLY this procurement.bid@nt1pc.com by no later than **17:00 hrs. 23 June 2026**. For more information, please contact Mr. Souksavanh Saiyabouth, Telephone: 020 55619195.

Kindly note that all the commercial proposal shall include VAT.

The bidder must submit the Variation Quotation for the Site Maintenance Services including price Proposal with breakdown by complying with this TOR.

- The Bids Security: value of USD 3,000 per lot when the cost estimate per lot exceeds USD 200,000. This bid security shall be returned to the bidder within 14 business days after the announcement of the successful or unsuccessful bidders.
- Performance Security (Bond): minimum 5% of the Contract price values exceeding USD 100,000.

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- The advance payment: maximum of 10% of the contract price, will be deducted in each instalment payment and will be returned the security to the contractor after advance payment deduction is completed
- The Retention Money: minimum 5% of the contract price shall be requested contract values exceeding USD 100,000.

❖ Term of Contract

The contract will be 12 months or 1 year contract

❖ Terms of Payment

The term of payment will be 30 days after the invoice submission to the NT1PC Office.

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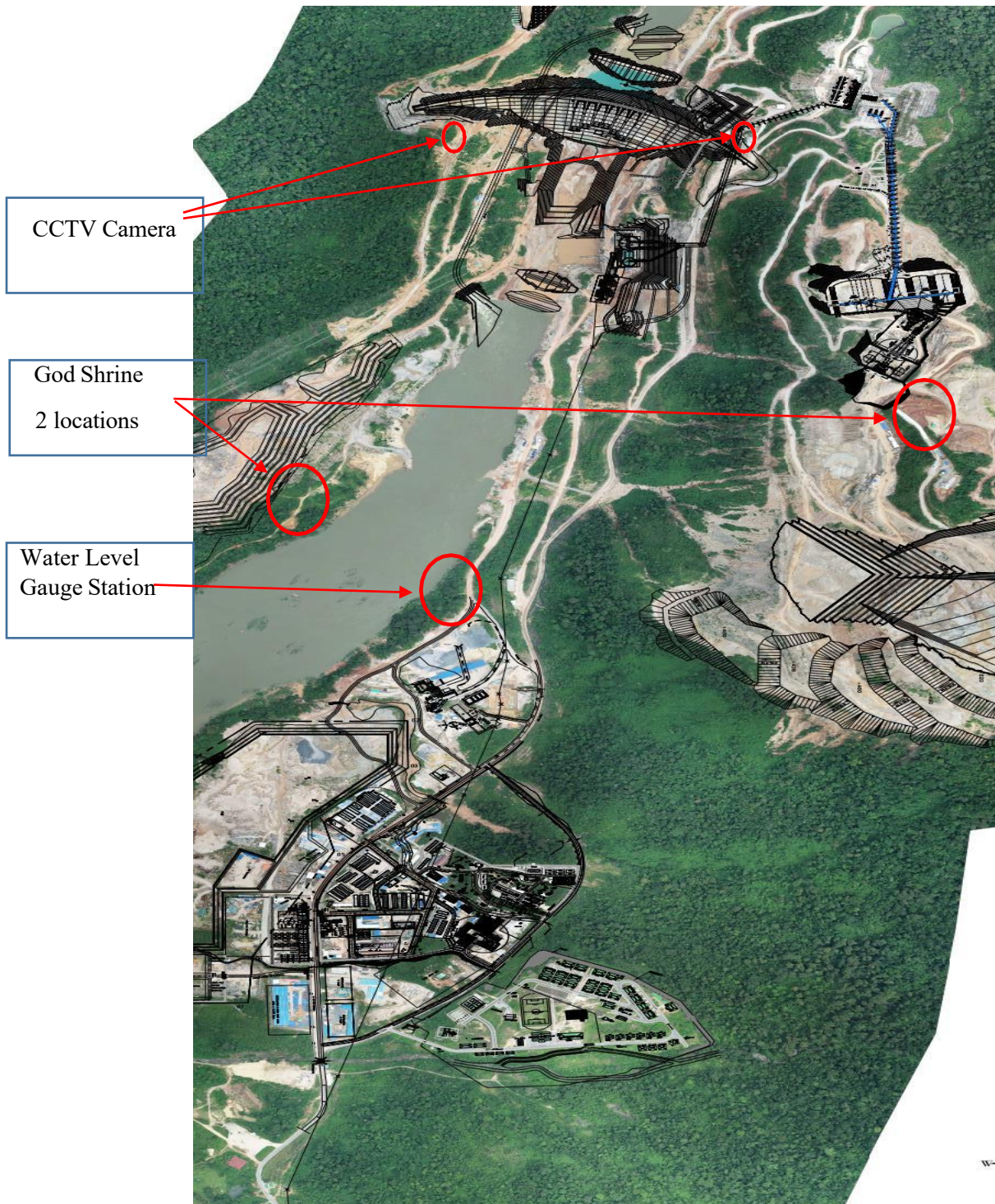
Camp General Layout.

The scope of work is to maintain the electrical supply, electrical appliances and air conditioners all houses, offices and other facilities in camp.



Project Map

The scope of work is to maintain the electrical supply to CCTV camera, water level gauge station at downstream and the God shrine huts.



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Main gate and Guard hut

The scope of work is to maintain the electrical supply, electrical appliances, and air conditioners in all houses, offices, and other facilities.



Equipment Stock Yard, at the Land field

The scope of work is to maintain the electrical supply, electrical appliances, and other facilities.



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Engineer camp, Warehouse & Office (Old Andritz property Building)

The scope of work is to maintain the electrical supply, electrical appliances and air conditioners in all houses, offices and other facilities in Engineer camp, Warehouse and Office.



Overview of Power House

The scope of work is to maintain the electrical supply, electrical appliances and other facilities.



Overview of Common Switch Yard

The scope of work is to maintain the electrical supply, electrical appliances, Air Conditioner and other facilities.



Overview of Connection Switch Yard

The scope of work is to maintain the electrical supply, electrical appliances, air conditioners, and other facilities.



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Overview of the Dam Crest site.

- Troubleshooting: Diagnose and resolve electrical problems promptly.
- Preventive Maintenance: Implement a preventive maintenance schedule to minimize equipment downtime

