

JAPAN INTERNATIONAL COOPERATION AGENCY (JICA)
COMISION EJECUTIVA PORTUARIA AUTONOMA (CEPA)

THE DETAILED DESIGN
ON
PORT REACTIVATION PROJECT IN LA UNION PROVINCE
OF
THE REPUBLIC OF EL SALVADOR

FINAL REPORT

PREQUALIFICATION DOCUMENTS

- Package A: Civil and Building Works
- Package B: Procurement of Cargo Handling Equipment
- Package C: Procurement of Floating Equipment

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OCTOBER 2002

NIPPON KOEI CO., LTD.

THE DETAILED DESIGN ON
PORT REACTIVATION PROJECT IN LA UNION PROVINCE
OF THE REPUBLIC OF EL SALVADOR

FINAL REPORT

PREQUALIFICATION DOCUMENTS
Package A, B, C

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COMISION EJECUTIVA PORTUARIA AUTONOMA (CEPA)

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ON
PORT REACTIVATION PROJECT IN LA UNION PROVINCE
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FINAL REPORT

PREQUALIFICATION DOCUMENTS

- Package A: Civil and Building Works
- Package B: Procurement of Cargo Handling Equipment
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OCTOBER 2002

NIPPON KOEI CO., LTD.



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PREQUALIFICATION DOCUMENTS

PACKAGE A : CIVIL AND BUILDING WORKS

PREQUALIFICATION DOCUMENTS
PACKAGE A : CIVIL AND BUILDING WORKS

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SECTION 1

DEFINITIONS AND ABBREVIATIONS

SECTION 1 DEFINITIONS AND ABBREVIATIONS

The following words, expressions and abbreviations shall have the meaning assigned to them as indicated, except where the context otherwise requires:

Employer	:	The COMISION EJECUTIVA PORTUARIA AUTONOMA (CEPA)
Fund	:	Japan Bank for International Cooperation (JBIC)
Engineer	:	Nippon Koei Co., Ltd. & Associates
Project	:	La Unión Port Development Project
Works	:	The civil and building works under Package A of the Project
Applicant	:	The firm, partnership or company wishing to be pre-qualified for bidding, independently or as a leading firm in a consortium or as a joint venture partner.
Bid	:	The tender for execution of the Works.
Bidder	:	The Applicant qualified by the Employer to participate in the Bid.
Letter of Acceptance	:	The formal acceptance by the Employer of the Bid.
Contractor	:	The firm, consortium or joint venture whose Bid has been accepted by the Employer.
Contract	:	The contract signed between the Employer and the Contractor for execution of the Works.
Contract Price	:	The sum stated in the Letter of Acceptance as payable to the Contractor for the execution and completion of the Works and the remedying of any defects therein in accordance with the provisions of the Contract.
Commencement Date	:	The date upon which the Contractor receives the notice to commence issued by the Engineer, after the Contract signing.

SECTION 2
INVITATION FOR PREQUALIFICATION

SECTION 2 INVITATION FOR PREQUALIFICATION

- 2.1 The Government of the Republic of El Salvador, hereinafter referred to as "GOES", has received an ODA Loan from the Japan Bank for International Cooperation, hereinafter referred to as "JBIC", toward the cost of La Unión Port Development Project through the Loan Agreement No. ES-P5 signed on October 25, 2001, and intends to apply the proceeds of the loan to payments under the contracts for which this Invitation for Prequalification is issued. Disbursement of the ODA Loan by JBIC will be subject, in all respects, to the terms and conditions of the Loan Agreement, including the disbursement procedures and the "Guidelines for Procurement under JBIC ODA Loans". No party other than GOES shall derive any rights from the Loan Agreement or have any claim to Loan proceeds. The above Loan Agreement will cover only a part of the project cost. As for the remaining portion, GOES will take appropriate measures for financing.
- 2.2 JBIC requires that bidders and contractors, as well as GOES, under contracts funded with JBIC ODA Loans and other Japanese ODA, observe the highest standard of ethics during the procurement and execution of such contracts. In pursuance of this policy, JBIC:
- (a) Will reject a proposal for award if it determines that the bidder recommended for award has engaged in corrupt or fraudulent practices in competing for the contract in question;
 - (b) Will recognize a contractor as ineligible, for a period determined by JBIC, to be awarded a contract funded with JBIC ODA Loans if it at any times determines that the contractor has engaged in corrupt or fraudulent practices in competing for, or in executing, another contract funded with JBIC ODA Loans or other Japanese ODA.
- 2.3 The Comisión Ejecutiva Portuaria Autónoma (CEPA), the executing agency of GOES, hereinafter referred to as "Employer", intends to prequalify contractors for Package A : Civil and Building Works under the Project as described in the Prequalification Documents.
- 2.4 It is expected that the Invitation to Bid will be issued in 2002.
- 2.5 Prequalification is open to firms and voluntarily formed joint ventures from all countries and areas, who possess the experience and capability required in the Prequalification Documents to execute and complete the whole of the Works.
- 2.6 Applicants may obtain the Prequalification Documents against payment of a non-refundable fee of US\$ 500.00 per copy during the period between August ..., 2002 and August, 2002 during normal office hours of CEPA at the following address:

Unidad de Adquisiciones y Contrataciones Institucional (UACI)
Comisión Ejecutiva Portuaria Autónoma (CEPA)
Edificio Torre Roble, 5th Floor
Boulevard de Los Héroes, San Salvador, El Salvador

2.7 To be prequalified, applicants shall meet the following minimum requirements:

- (a) The average annual turnover (defined as billing for work in progress plus the value of all work completed) of the Applicant (or a joint venture) over the last five (5) years (1997 to 2001) must not be less than US\$ 100 million.
- (b) The Applicant (or the lead partner of a joint venture) must have experience in the successful execution of at least two (2) exclusive container terminal development projects having a wharf water depth of more than 12 m, each with a contract value of more than US\$ 15 million and being of a nature and complexity comparable to the present contract within the last ten (10) years (1992 to 2001).
- (c) The Applicant (or a joint venture) must have experience in the successful fabrication and installation of more than fifteen (15) units of concrete caisson for wharf structures having a total height of caisson units of more than fourteen and a half meters (14.5 m) within the last five (5) years (1997 to 2001).
- (d) The Applicant (or a joint venture) must have experience in the successful execution of dredging work of a total volume of more than 5,000,000 m³ within the last five (5) years (1997 to 2001).

2.8 Applicants who have purchased the Prequalification Documents and intend to apply for Prequalification as a Single Contractor or Lead Partner of Joint Venture, must officially confirm in writing (or by facsimile) to the President of the Comisión Ejecutiva Portuaria Autónoma (CEPA) at the address indicated in Item 2.6 above, of their intention to submit an Application for Prequalification, using the Form provided in the Prequalification Documents, not later than two (2) weeks before the closing date of the Prequalification Application.

2.9 Applications for Prequalification must be submitted in sealed envelopes, clearly marked "Application for Prequalification for La Unión Port Development Project, Package A : Civil and Building Works" and delivered either by hand or by registered mail to the address indicated in Item 2.6 above, not later than 16:00 hour (local time) on, 2002 (45 days).

Applicants who have submitted the Letter of Intention as specified in Item 2.8 above but do not submit an application by the time and date mentioned above will be deemed as having withdrawn from the prequalification process.

2.10 Applications submitted after the time and date specified in Item 2.9 above will be

rejected.

- 2.11 The Prequalification Applications submitted by the Applicants will be evaluated using a Pass/Fail system and scoring system as stated in Section of Evaluation Procedures. Applicants will be advised, in due course, of the results of their applications. Only firms and joint ventures prequalified under this procedure will be invited to bid.

SECTION 3

INSTRUCTIONS TO APPLICANTS

SECTION 3 INSTRUCTIONS TO APPLICANTS

Name of Project: La Unión Port Development Project

Name of Package: Package A : Civil and Building Works

Name of Employer: COMISIÓN EJECUTIVA PORTUARIA AUTÓNOMA (CEPA)

Date _____, 2002

3.1 Scope of Bid

3.1.1 The Comisión Ejecutiva Portuaria Autónoma (CEPA), the executing agency of the Government of the Republic of El Salvador, hereinafter referred to as "the Employer", has received an ODA Loan from the Japan Bank for International Cooperation (JBIC), toward the cost of La Unión Port Development Project, hereinafter referred to as "the Project", through the Loan Agreement No. ES-P5 signed on October 25, 2001, and intends to apply the proceeds of this loan to payments under the Contract for which this Invitation for Prequalification is issued. Disbursement of the ODA Loan by JBIC will be subject in all respects to the terms and conditions of the Loan Agreement, including the disbursement procedures and the "Guidelines for Procurement under JBIC ODA Loans." No party other than the Government of the Republic of El Salvador shall derive any right from the Loan Agreement or have any right to the loan proceeds. The above Loan Agreement will cover only a part of the project cost. As for the remaining portion, the Government of the Republic of El Salvador will take appropriate measures for financing.

3.1.2 JBIC requires that bidders and contractors, as well as the Government of the Republic of El Salvador, under contracts funded with JBIC ODA Loans and other Japanese ODA, observe the highest standard of ethics during the procurement and execution of such contracts. In pursuance of this policy, JBIC:

- (a) will reject a proposal for award if it determines that the bidder recommended for award has engaged in corrupt or fraudulent practices in competing for the contract in question;
- (b) will recognize a contractor as ineligible, for a period determined by JBIC, to be awarded a contract funded with JBIC ODA Loans if it at any times determines that the contractor has engaged in corrupt or fraudulent

practices in competing for, or in executing, another contract funded with JBIC ODA Loans or other Japanese ODA.

- 3.1.3 The Project work components consist of i) Civil and building works, and ii) Procurement of cargo handling equipment and floating equipment.

The project site is located in La Unión City, about 185 km east of the capital city of San Salvador.

The Employer hereby intends to prequalify contractors for the civil and building works under Package A which consists of the following major components:

- Dredging of approximately 11.4 million m³ for the inner channel, outer channel and turning basin
- Land reclamation of approximately 3 million m³
- Construction of 340 m of container berth with concrete caisson type structure
- Construction of 220 m of multi-purpose berth with concrete caisson type structure
- Construction of 240 m of passenger terminal with dolphin type structure
- Construction of revetments with a total length of approximately 650 m
- Construction of approximately 170,000 m² of pavement
- Construction of terminal utilities
- Construction of buildings including administration building, container freight station, maintenance and repair shop, gates and other buildings for utilities

It is expected that the Invitation to Bid for Package A will be issued in September 2002.

- 3.1.4 Prequalification is open to firms and voluntarily formed joint ventures from all countries and areas who possess the experience and capability specified herein to execute and complete the whole of the Works.

- 3.1.5 General information on the climate, oceanography, topography, project information, expected construction period, and other relevant data are included in the Appendix. The Contract will be a fixed unit price and fixed contract price basis. The Bidding Documents will follow the Sample Bidding Documents for Procurement under JBIC ODA Loans, including their currency and securities provisions. "Conditions of Contract for Works of Civil

Engineering Construction", fourth edition 1987, reprinted in 1992, prepared in English version by the Federation Institutionale des Ingenieurs - Conseils (FIDIC), would be adopted as reference for conditions of the Contract.

3.2 Submission of Applications

3.2.1 Applications for prequalification must be submitted in sealed envelopes clearly marked "Application for Prequalification for La Unión Port Development Project (ES-P5), Package A: Civil and Building Works", and delivered either by hand, courier or by registered mail at the following address:

Unidad de Adquisiciones y Contrataciones Institucional (UACI)
Comisión Ejecutiva Portuaria Autónoma (CEPA)
Edificio Torre Roble, 5th Floor
Boulevard de Los Héroes
San Salvador, El Salvador

not later than 5:00 pm on, 2002. Any application without prior submission of the Letter of Intent to apply for Prequalification will not be accepted by CEPA. Applications submitted after the time and date specified above will be rejected.

3.2.2 Potential Applicants, who have purchased and studied the Prequalification Documents and intend to apply for the Prequalification as a Single Contractor or Lead Partner in the case of a Joint Venture shall confirm in writing to CEPA whether they intend to submit an Application for Prequalification, using the Form provided in Section 3 (Form No. 1). This form shall be reproduced on the Applicant's Letterhead and shall be submitted to CEPA as early as possible, but in any event not later than two (2) weeks before the closing date of the Prequalification Application.

3.2.3 If any Application Form or any part of an Application Form does not apply to the Applicant, then the Applicant shall write "not applicable" stating the reason on the relevant Form or part, and initial the page.

3.2.4 All pages of the Application, including all forms, added pages and insertions shall be initialed at the bottom by the Applicant's official representative. Evidence of the appointment and authorization shall be attached to the Letter of Application (Form No. 2).

It shall comprise the Power of Attorney from the Applicant, appointing and authorizing the named person to act as his representative and notarization by an official Public Notary

evidencing the signature and capacity of the person issuing the Power of Attorney.

- 3.2.5 Applicants shall submit six (6) sets of their Application, comprising one (1) original and five (5) copies. Each set shall be clearly marked **ORIGINAL** or **COPY** as appropriate. The original shall take precedence in the case of any discrepancy. All sets shall be put in one envelope or package.

The name and mailing address of the Applicant shall be clearly marked on the envelope or package.

- 3.2.6 All the information requested for prequalification shall be submitted in the English language.

Where information is provided in another language, it shall be accompanied by a translation into English language, which will prevail and will be used for interpreting the information.

- 3.2.7 All documents issued in foreign countries and that will become a part of Applications shall be legalized through one of the following processes:

- (a) The "APOSTILLE" process established by the Pact No. 12 "Pact Abolishing the Requirements of Legalization for Foreign Public Documents" dated October 5, 1961 in The Hague Conventions on Private International Law.
- (b) The process established by Article 261 of the Code of Civil Procedures of the Republic of El Salvador which requires that:
 - (i) the documents shall be authenticated by the representative of the Diplomatic Mission or Consulate Office of the Republic of El Salvador in the country where they are issued; and
 - (ii) the documents shall be signed by the Ministry of Foreign Affairs of the country where they are issued and shall be authenticated by the representative of the Ministry of Foreign Affairs of the Republic of El Salvador.
- (c) In the case the documents are issued in the countries that are not listed as Members of The Hague Convention on Private International Law (as described in case (a) above), or where there is no Diplomatic Mission or Consulate Office of the Republic of El Salvador (as described in case (b) above), the

documents then shall be legalized by a Diplomatic Mission or Consulate Office of the Republic of El Salvador in a nearest country.

- 3.2.8 Failure to provide information that is essential to evaluate the Applicant's qualifications or failure to provide timely clarification or substantiation of the information supplied, may result in disqualification of the Applicant.

3.3 Eligible Bidders

Prequalification is open to firms and voluntarily formed joint ventures from all countries and areas who possess the experience and capability required herein to execute and complete the whole of the Works.

3.4 Minimum Prequalification Requirements

- 3.4.1 Prequalification will be based on meeting all the minimum requirements stated in Sub-Item 1.6.3 to 1.6.9 below regarding the Applicant's general and particular experience, personnel and equipment capabilities, financial position and litigation, as demonstrated by the Applicant's responses in the Application Forms.

The Employer reserves the right to waive minor deviations if they do not materially affect the capability of an applicant to perform the Contract.

- 3.4.2 When highly specialized inputs (essential for execution of the Contract) by specialist sub-contractors are required by the Applicant, such sub-contractors and their inputs shall be described in the Application Form No. 6.

- 3.4.3 **General Experience:** The Applicant shall meet the following minimum criteria:

The average annual turnover of construction works (defined as billing for works in progress plus the value of all works completed) of the Applicant (or a joint venture) over the last five (5) years (1997 to 2001) must not be less than US\$ 100 million.

- 3.4.4 **Particular Experience:** The Applicant is required to demonstrate in addition to the general experience requirement, that the following specific criteria are satisfied:

- (a) The Applicant (or the lead partner of joint venture) must have experience in the successful execution of at least two (2) exclusive container terminal development projects having a wharf water depth of more than 12 m, each with a contract value of more than US\$ 15 million and being of a nature and complexity comparable to the present Contract, within the last ten (10) years (1992 to

2001).

- (b) The Applicant (or a joint venture) must have experience in the successful fabrication and installation of more than fifteen (15) units of concrete caisson for wharf structures having a total height of caisson units of more than fourteen and a half meters (14.5 m), within the last five (5) years (1997 to 2001).
- (c) The Applicant (or a joint venture) must have experience in the successful execution of dredging work with a total volume of more than 5,000,000 m³, within the last five (5) years (1997 to 2001).
- (d) The total share of work to be undertaken by sub-contractor(s), if any, shall be less than 25 % of the contract amount.

3.4.5 Personnel Capabilities: The Applicant must have suitably qualified personnel to fill the following positions. In the Form No. 8, the Applicant will supply information on the prime and alternate candidates for each position who shall meet the minimum experience requirements specified below:

Position	Total Experience	In Similar Works	As Manager of Similar Works
Project Manager	20 years	10 years	7 years
Superintendent/Manager for Dredging Work	15 years	10 years	5 years
Superintendent/Manager for Wharf	15 years	10 years	5 years
Superintendent/Manager for General Civil Works	15 years	10 years	5 years
Quality Control Engineer	15 years	7 years	3 years

3.4.6 Equipment Capabilities: The Applicant shall own, or have assured access (through hire, lease, purchase agreement, availability of manufacturing equipment, or other means) to the following key items of equipment in full working order, and must demonstrate that, based on known commitments, they will be available for use in the proposed Contract. The Applicant may also list alternative equipment that he would propose for the Contract, together with an explanation of the proposal.

	Type and Characteristics	Minimum Number
1. Major Equipment		
a. Floating Dock	5,500-ton loading capacity	1
b. Suction Dredger (Trailer Suction or Cutter Suction)	4,000 hp for suction pump capacity	1
c. Pile Driving Barge	4.5-ton hammer with pile leader 40 m high	1
d. Crawler Crane Barge	50-ton lift	3
2. On Land equipment		
a. Concrete Batching Plant	70 m ³ / hr	1
b. Concrete Pump	70 m ³ / hr	2

3.4.7 **Financial Position:** The Applicant shall demonstrate that he has access to, or has available, liquid assets, unencumbered real assets, lines of credit, and other financial means sufficient to meet the construction cash flow for a period of 5 months during the duration of the Contract, estimated at US\$ 10 million equivalent, net of the Applicant's commitments for other contracts.

3.4.8 The audited financial statements for the last five (5) years shall be submitted and must demonstrate the soundness of the Applicant's financial position, showing long-term profitability. Where necessary, the Employer will make inquiries with the Applicant's bankers.

3.4.9 **Litigation History:** The Applicant shall provide accurate information, to be adequately evidenced, on any litigation or arbitration resulting from contracts completed or under execution over the last five (5) years. A consistent history of awards against the Applicant or any partner of a joint venture may result in the rejection of the application.

It should be noted that any Applicant or partner who was in a previous joint venture where another partner was under the litigation case as mentioned above, even individually, will not be considered for prequalification.

3.5 Joint Ventures

3.5.1 Joint ventures must comply with the following requirements:

(a) Minimum qualification requirements:

- (i) The lead partner shall meet not less than forty percent (40%) of all the qualifying criteria given in Sub-Items 3.4.3 and 3.4.7 above and one hundred percent (100%) of the criteria given in Sub-Item

- 3.4.4 (a) above.
- (ii) Each of the other partners shall meet individually not less than twenty five (25%) percent of all the qualifying criteria given in Sub-Items 3.4.3 and 3.4.7 above.
 - (iii) The joint venture must satisfy collectively the criteria given in Sub-Items 3.4.4 through 3.4.5 except for 3.4.4 (a) for which purpose the relevant figures for each of the partners shall be added together to arrive at the joint venture's total capacity. The joint venture has to fulfill the required annual turnover (P/Q Documents 3.4.3) and the required of Financial Position (P/Q Documents 3.4.7) as a whole. Individual members must each satisfy the requirement of Sub-Items 3.4.8 and 3.4.9 above.
- (b) The formation of a joint venture after prequalification, and any change in a prequalified joint venture, will be subject to the written approval of the Employer prior to the deadline for submission of bids. Such approval may be denied if:
- (i) partners withdraw from a joint venture and the remaining partners do not meet the qualifying requirements;
 - (ii) the new partners to a joint venture are not qualified, individually or as another joint venture; or
 - (iii) in the opinion of the Employer, a substantial reduction in competition may result.
- (c) Any bid shall be signed so as to legally bind all partners, jointly and severally and be submitted with a copy of the joint venture agreement, using the Application Forms No. 5a and No. 5b, providing the joint and several liabilities with respect to the Contract.

3.5.2 The prequalification of a joint venture does not necessarily prequalify any of its partners individually or as a partner in any other joint venture or association. In the case of dissolution of a joint venture, each one of the constituent firms may prequalify if it meets all of the prequalification requirements, subject to the written approval of the Employer.

3.6 Sub-contractors

When sub-contractors are used by an Applicant for execution of part of the proposed Works, the Applicant shall clearly indicate such use in his application. The sub-contractors and their inputs shall be described in Application Form No. 5c as well as in other documents where information about Sub-contractors are requested. Applicants' attention is drawn to Sub-Item 3.4.3 (d) about the limitation of work share of sub-contractors.

3.7 Conflict of Interest

The Applicant (including all members of a joint venture) shall not be associated, nor have been associated in the past, with the consultant or any other entity that has prepared the design, specifications, and other Prequalification and Bidding Documents for the Project, or with an entity that was proposed as Engineer for the Contract. Any such association may result in the disqualification of the Applicant.

3.8 Updating Prequalification Information

Bidders shall be required to update the financial information used for prequalification at the time of submitting their bids and to confirm their continued compliance with the qualification criteria. A bid shall be rejected if the Applicant's qualification thresholds are no longer met at the time of bidding.

3.9 General

3.9.1

If an Applicant is uncertain as to the true meaning of any clause of the Prequalification Document, he can request the Purchaser to provide clarifications. Such request shall be addressed to the Purchaser at the address indicated in Item 3.2 not later than 17:00 hour (El Salvador Standard Time) on, 200 ...

All interpretations and/or modifications of the Prequalification Documents by the Purchaser shall be made only by means of addenda issued to each Applicant, who shall acknowledge receipt thereof. Addenda will be issued not later than, 200 ...

3.9.2

Applicants will not be allowed to make any change or correction to their applications after the deadline for submission specified in Sub-Clause 1.4.1. If the Employer finds any doubtful points in an application, he may request the Applicant in writing to provide sufficient clarification. Such request for clarification and the formal response thereto shall be solely for the purpose of prequalification evaluation, and shall not in any way modify the substance of the original application.

3.9.3

Only firms and joint ventures that have been prequalified under this procedure will be considered for the other steps of the bidding process. A qualified firm or a member of a

qualified joint venture may participate in only one bid for the Contract. If a firm submits more than one bid, singly or in joint venture, all bids including that party will be rejected. This rule may not apply in respect of bids that include specialist sub-contractors who are used by more than one bidder.

3.9.4 Bidders will be required to provide a bid security in the form of a guarantee or bond from a reputable bank who has corresponding bank in El Salvador, or a bonding or insurance company who has a branch office in El Salvador for an amount of US\$ 1.0 million. The successful bidder will be required to provide a performance security and other guarantees as indicated in the Bidding Documents.

3.9.5 The Employer reserves the right to

- (a) amend the scope and value of the Contract to be bid, in which event the Contract will only be bid among those prequalified bidders who meet the requirements of the Contract as amended;
- (b) reject or accept any application; and
- (c) cancel the prequalification process and reject all applications.

The Employer shall neither be liable for any such actions nor be under any obligation to inform the Applicant of the grounds for them.

3.9.6 Applicants will be advised by the Employer in writing by facsimile within 90 days of the deadline for submission of applications as mentioned in Sub-Item 3.2.1 above, of the result of their application, and of the names of the prequalified applicants, without being assigned any reason for the Employer's decision.

SECTION 4

EVALUATION PROCEDURES

SECTION 4 EVALUATION PROCEDURES

4.1 General

- 4.1.1 The duly completed Prequalification Applications submitted by the Applicants shall be the basis on which CEPA determines the eligibility and competence of each applicant to prequalify for bidding for the proposed Contract.
- 4.1.2 The evaluation of Applications for Prequalification will be based only on the Evaluation Guide for Prequalification and Bidding under JBIC ODA Loans, issued by the Japan Bank for International Cooperation (JBIC) in June 2000.

4.2 Objectives of Evaluation

- 4.2.1 The primary objective of the prequalification evaluation procedures is to ensure that only eligible and competent contractors are prequalified to submit bids for the Project, whilst ensuring that implementation of the evaluation system is not only transparent but also impartial and fair to all Applicants.

4.3 Basis of Evaluation

- 4.3.1 The evaluation of the Prequalification Applications submitted by the Applicants will be carried out using a pass/fail system and scoring system in the following five (5) steps:

Step 1: Administrative Evaluation – Pass/Fail Basis

Only duly filled in and complete applications will be retained for further evaluation.

Step 2: Evaluation of Compliance with Minimum Requirements – Pass/Fail Basis

1.1: General Experience

1.2: Particular Experience

1.3: Personnel Capabilities

1.4: Equipment Capabilities

1.5: Financial Position

1.6: Litigation History

Only duly filled in and complete applications will be retained for further evaluation.

Step 3: Evaluation of Financial Capability – Points Basis

3.1 : Assets

3.2 : Profitability

3.3 : Bank Credit Line

3.4 : Paid-up Capital

Step 4: Evaluation of Previous Experience – Points Basis

- 4.1 : Annual Turnover
- 4.2 : Port & Harbor Work Experience
- 4.3 : Container Terminal Construction Work Experience
- 4.4 : Caisson fabrication & Installation Work Experience
- 4.5 : Dredging Work Experience
- 4.6 : Reclamation Work Experience
- 4.7 : Pavement Work Experience

Step 5: Evaluation of Proposed Work Execution – Points Basis

- 5.1 : Organization Charts
- 5.2 : Key Personnel
- 5.3 : Work Execution Schedule
- 5.4 : Construction Plan and Equipment

Any Applicant that not get less than 70 % of the Step 3, 4 and 5 points will be rejected.

4.4 Particulars

- a) The Prequalification Applications submitted by the Applicants will be evaluated by CEPA to determine, using sound judgment and discretion, the eligibility and competence of each applicant.
- b) Applicants will not be considered for prequalification unless they have demonstrated that they possess all of the experience in the type and size of the works involved and ability to successfully complete such works, qualified personnel and sufficient equipment available to satisfy the Contract needs, together with sufficient net current assets or available working capital to execute the Contract satisfactorily.
- c) CEPA reserves the right to investigate any statements or claims made by the Applicants and to institute any appropriate action, legal or administrative, should it be discovered later that the prequalification was obtained through misleading, ambiguous or false statement or erroneous information.
- d) Where, in the opinion of CEPA, major discrepancies are found in the information submitted, the Application shall be considered unsatisfactory and the Applicant will not be eligible for prequalification until such discrepancies have been satisfactorily explained or resolved. CEPA will not enter into any correspondence with Applicants except to seek clarification when necessary. In the case of minor discrepancies, CEPA reserve the right to interpret figures as it deem proper and appropriate.
- e) CEPA will make the final selection of the Applicants who will be prequalified and invited to submit bids for the proposed Contract only after consultation with the Japan Bank for International Cooperation (JBIC). Each Applicant

will then be informed of the result of his Application, but there will be no explanation or discussion of the result.

- f) A list of prequalified Applicants will be made available to all those who submitted Prequalification Applications.
- g) Notwithstanding the prequalification of an Applicant, CEPA reserves the right to review all prequalification statements and other relevant information before the award of the Contract. Should such review uncover any misinterpretation within the prequalification statements or any change in the situation of the prequalified Applicant which would downgrade the substance of the prequalification statements, CEPA will disqualify such previously prequalified Applicant.
- h) The decision of CEPA with the concurrence by JBIC on the prequalification or disqualification of an Applicant will be final.

SECTION 5
PROJET INFORMATION

SECTION 5 PROJECT INFORMATION

5.1 General Information

5.1.1 Objective of the Project

The project comprises the construction of a modern port with a 340m long Panamax type container terminal, 220m long multipurpose terminal with a depth of -14m and a dolphin type Passenger terminal with a depth of -9.5m. The purpose of the new port is to provide a world class efficient port terminal taking the advantage of the strategic location in Central America and well sheltered location in Fonseca Bay.

5.1.2 Background of the project

The location of the new port coincides with the jetty of the no longer operational Cutuco port. This port, built between 1912 and 1915, served as the main terminal for exports and imports for the eastern part of the country until it close in 1996. However, currently the port facilities were deteriorated and outdated.

The Government of El Salvador, in its national development plans has plotted the La Union Port project as one of the main catalytic elements that will bring progress to the eastern region of the country.

The Government of El Salvador through CEPA, with the assistance of the Government of Japan through the Japanese International Cooperation Agency carried out the feasibility and the detailed design of the new port project as part of a Port Revitalization Program in la Union Province.

The project site is in La Union City which is located at 185km by highway from the Capital City of San Salvador.

The Government of El Salvador has also already commissioned the detailed design and will start the bidding process for the construction of a by-pass highway for the heavy traffic attracted and originated by the port. This highway, part of the port revitalization program will also serve the fishing port of Punta Gorda.

5.2 Geological Conditions and Maritime Conditions of the Project Site

5.2.1 Meteorological Conditions

(1) Temperature.

In La Union Area, according to the data collected from 1996 to 2000, the temperature have the mean value of 28.5°C in summer and 27.9°C in winter. The maximum variation reported in the last five years is between 18.1°C and 35.8°C.

(2) Winds

The predominant winds are NE directions from November to February and SW from March to October. The average wind speeds is 3 m/s from Jan to April and 2 m/s from

May to December.

(3) Rainfall

The annual precipitation of La Union Bay varies between 1,600mm to 1,800mm. The average number of rainy days is 117.

5.2.2 Oceanographic Conditions

(1) Bathymetry

The berth location proposed for the new port is currently situated at the depth of around -10m. The turning basing in front of the new berth is gently sloping upward to a shallower area of around -8m.

Most of the part of inner channel is governed by a sub soil with a sea bed depth of around -7.5m and will need to be dredged to -14m. The connection point between the inner channel and the outer channel is a turning point which is naturally deep and no dredging will be required in this area.

Most of the outer channel is governed by a sub soil with a sea bed depth of around -12.5m and will need to be dredged to -14.5m.

(2) Tide

The various particular tidal elevations were defined as follows;

Mean Springs High Water Level (M.H.W.L)	CD + 3.37 m
Mean Sea Level (M.S.L)	CD + 1.65 m
Chart Datum Level (C.D.L)	CD ±0.00 m
Mean Spring Low Water Level (M.L.W.L)	CD - 0.13 m

(3) Waves

The waves at the project site are relatively small and the locations of the berth area is well protected from offshore waves of the Pacific Ocean.

It is estimated that the maximum wave height of $H_{1/3} = 2.2\text{m}$ is expected at the proposed berth during a stormy condition.

(4) Currents

The maximum observed current are in the order of 1.87 m/s which was reported in the upper layer of the inner channel with a direction of southeast during the ebb tide.

5.2.3 Geological Conditions

The site geology is mostly due to the previous volcanic activity of the Conchagua Volcano. On land boring indicated the presence of three layers of material with a top soil of around 3.0 m thick, followed by a silty/clayed SAND with expected N-value of 50 in the lower parts and finally followed by layer of ANDESITE with thickness of up to 3.0 meters.

Offshore boring indicated the presence of four layers of material with the upper layer of a silty clay varying from dark to gray of about 5 to 10m thick, followed by a gravelly sand layer with an average N-value of 30, followed by a gravelly/sandy CLAY layer of low water content and low plasticity also with an average N-value of 30 and finally followed by an unlithified lava layer of light brown to dark material highly weathered at some depths.

The proposed project land area is fairly flat and currently cover by a lot of vegetation.

5.3 Scope of works

5.3.1 The scope of works includes but no limited to the following:

- Construction of main wharf of 580 meters long with concrete caisson type structure (29 units of caisson: 16.5 m high, 20m long, 19m wide);
- Construction of a dolphin passenger berth;
- Dredging of approximately 11.4 million m³ for the berthing area, turning basin, inner channel and outer channel;
- Land reclamation of approximately 3 million m³ behind the quay wall;
- Construction of a container yard and road network;
- Provision of navigation aid;
- Construction of about 650m of revetment structures
- Construction of the following building facilities:
 - Administration Building approx floor area. 2,540 m²
 - Container Freight Station approx floor area. 2,420 m²
 - Maintenance and Repair Shop approx floor area. 1,440 m²
 - Container Gate 6 lanes
 - Cargo Gate 3 lanes
 - Power Supply Station 1 buildings
- Construction of the following utility work
 - Storm and waste water drainage system including sewage treatment plant;
 - Water supply system to include installation of submersible pumps, reservoir, water treatment, pump house;
 - Electrical power supply system including substations, emergency standby generator and terminal power distribution;
 - Area lighting system including high mast flood lighting for container yard and street lighting;
 - Telecommunications system including telephone, CCTV, etc.
 - Landscaping

5.3.2 Additional information of the Port Facilities

The following drawings are provided as additional information for the applicants.

- a) Project Location
- b) General Layout Plan

- c) Port Layout Plan
- d) Typical Cross Section of Container Berth
- e) Details of Concrete Caissons

5.3.3 Construction Schedules

The construction work is expected to start in the first quarter of 2003. The total construction period will be 36 months.