



GYSBI PMO

INVITATION TO TENDER

BUSINESS UNIT: OPERATIONS

SITE / ASSET: GYSBI INDUSTRIAL ESTATE (GIE)

PROJECT TITLE: EMGL OPERATIONS WAREHOUSE II

PROJECT NO: 0001

DOCUMENT NO: GY02-0001-CM-ITT-001-01
REVISION: C1

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REVISION / ISSUE TABLE:

REV	DATE	DESCRIPTION	INITIATED	REVIEWED	APPROVED
A1	MAR 2026	ISSUED FOR INTERNAL REVIEW & COMMENT	SJL	GP	NN
C1	13/03/2026	ISSUED FOR TENDER	SJL	GP	NN

REVISION HISTORY:

REVISION	SUMMARY OF CHANGES MADE	SECTIONS AFFECTED
A1	N/A – FIRST ISSUE	N/A
C1	N/A – NO CHANGE	N/A

TABLE OF ACRONYMS & ABBREVIATIONS:

ACRONYM	DEFINITION
DLP	Defects Liability Period
EPC	Engineering, Procurement & Construction
FF&E	Furniture, Fixtures & Equipment
GSB	GYSBI Shore Base
GYSBI	Guyana Shore Base Inc.
HSSE	Health, Safety, Security & Environment
ITT	Invitation to Tender
O&M	Operation & Maintenance
PTW	Permit to Work
SIMOPS	Simultaneous Operations
SOW	Scope of Work
USD	United States Dollar

1 INTRODUCTION

EMGL invites suitably qualified and experienced contractors to submit a tender for the design, engineering, procurement, construction, testing, commissioning, and handover of the EMGL Operations Warehouse II facility.

The project involves the development of a new warehouse facility and associated external operational yard to support ongoing logistics and operational activities at the EMGL site.

This tender is issued on a Design & Build (EPC) basis. The successful Contractor shall be responsible for delivering a complete and fully operational facility in accordance with the Scope of Work and associated tender documentation.

1.1 Reference Documents

The following documents form part of the Tender Package and shall be read in conjunction with the Scope of Work. In the event of conflict, the order of precedence shall be defined in the Invitation to Tender (ITT).

REF.	DOCUMENT TITLE	DOCUMENT NUMBER	OWNER
R-01	INVITATION TO TENDER (ITT) - THIS DOCUMENT	GY02-0001-CM-ITT-001-01	GYSBI
R-02	SCOPE OF WORK (SOW)	GY02-0001-EN-SOW-001-01	GYSBI
R-03	TENDER CLARIFICATIONS LOG	GY02-0001-CM-LOG-001-01	GYSBI
R-04	CONTRACTOR PROPOSAL / SUBMITTAL FORM	GY02-0001-CM-SUB-001-01	GYSBI
R-05	TENDER EVALUATION CRITERIA & METHODOLOGY	GY02-0001-CM-EVA-001-01	GYSBI

Tenderers shall ensure they have reviewed all tender documents prior to submission.

2 PROJECT OVERVIEW

EMGL intends to construct a new warehouse facility to support operational and logistics activities at the site.

The project includes:

- Construction of a steel-framed warehouse building
- Development of an external laydown and operational yard
- Heavy vehicle circulation areas
- Site drainage infrastructure
- Electrical and lighting systems
- Associated site works required to support warehouse operations

The facility shall be designed to support continuous industrial use and accommodate heavy vehicle traffic and logistics operations.

Works shall be planned and executed in a manner that minimizes disruption to ongoing site operations.

3 SCOPE OF TENDER

The scope of this tender comprises the design and construction delivery of the EMGL Operations Warehouse II facility, including all activities necessary to:

- Engineer and design the facility
- Procure materials and equipment
- Construct the warehouse structure
- Construct the external laydown yard
- Install drainage infrastructure
- Install electrical and lighting systems
- Perform testing and commissioning
- Deliver full project handover

The detailed technical and execution requirements are defined within the Scope of Work (SOW).

Tenderers shall base their submissions strictly on the requirements defined in the SOW and associated tender documentation.

4 SITE INFORMATION & ACCESS

The works will be executed within an operational industrial facility. Contractors shall:

- Allow for simultaneous operations (SIMOPS)
- Comply with EMGL HSSE requirements
- Comply with permit-to-work systems
- Plan works to minimize disruption to existing operations

Tenderers are responsible for familiarising themselves with the site conditions when preparing their submissions.

5 TENDER PROGRAMME

MILESTONE	DATE
ITT ISSUE DATE	20/03/2026
DEADLINE FOR CLARIFICATION QUESTIONS	20/04/2026
FINAL TENDER SUBMISSION DEADLINE	24/04/2026
TENDER VALIDITY PERIOD	90 DAYS FROM SUBMISSION
ANTICIPATED CONTRACT AWARD	APRIL 2026

GYSBI reserves the right to amend the tender programme at its discretion.

6 TENDER CLARIFICATIONS

All tender queries shall be submitted in writing in accordance with the Tender Clarifications process. Verbal queries will not be accepted.

Responses to tender queries will be issued to all tenderers via the Tender Clarifications Log. Only written responses issued by GYSBI shall be considered valid.

7 TENDER SUBMISSION REQUIREMENTS

Tenderers shall submit their proposals in accordance with the Contractor Proposal / Submittal Form.

7.1 Technical Submission

The Technical Submission shall include, as a minimum:

- Understanding of the project and scope
- Proposed design approach and methodology
- Construction execution strategy and preliminary programme
- Project organisation, key personnel, and relevant experience
- HSE management approach and risk controls
- Quality management approach

7.2 Commercial Submission

The Commercial Submission shall include:

- Lump sum tender price in USD
- Breakdown of price by major cost elements
- Proposed payment milestones
- Schedule of assumptions, exclusions, and qualifications
- Confirmation of tender validity period

7.3 General Submission Requirements

All submissions shall:

- All submissions shall be in English
- All prices shall be quoted in USD
- Late or incomplete submissions may be rejected at GYSBI's discretion

8 TENDER EVALUATION

Tenders will be evaluated in accordance with the Tender Evaluation Criteria document.

Evaluation will consider:

- Technical compliance with the SOW and Technical Requirements
- Quality and durability of the proposed solution
- Relevant experience and capability
- HSSE performance
- Programme and delivery approach
- Commercial competitiveness

GYSBI is not obligated to accept the lowest-priced tender.

9 COMMERCIAL BASIS & CONTRACT TYPE

The contract will be awarded on a **Lump Sum Turnkey EPC basis**.

Tenderers shall clearly identify any deviations or qualifications within their submissions. Unidentified deviations may result in disqualification.

10 CONFIDENTIALITY

All information provided as part of this tender process shall be treated as confidential and shall not be disclosed to third parties without prior written consent from GYSBI.

11 RESERVATION OF RIGHTS

GYSBI reserves the right, at its sole discretion and without liability, to reject any or all tenders, to request clarification or additional information from tenderers, to enter into negotiations with one or more tenderers, or to amend or cancel the tender process at any time.

The issue of this ITT does not constitute a commitment by GYSBI to award a contract or to enter into any agreement with any tenderer.

12 ORDER OF PRECEDENCE

In the event of any inconsistency, discrepancy, or conflict between the tender documents, the documents shall take precedence in the following order (highest priority first):

1. Contract Agreement (when executed)
2. Scope of Work (SOW)
3. Technical Requirements Document
4. Invitation to Tender (ITT)
5. Tender Clarifications Log
6. Contractor Proposal / Submittal Form

The higher-ranked document shall prevail over the lower-ranked document to the extent of the inconsistency.

13 POINT OF CONTACT

All correspondence relating to this tender shall be directed to:



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