



PT SKS LISTRIK KALIMANTAN

IPP 3: PLTU Kalteng 1 (2X100 MW)

General and Technical Requirements & Scope of Work

Package Name:
Rectifying Coal Shed Roof

PT SKS Listrik Kalimantan

Desa Tumbang Kajuei, Kecamatan Rungan, Kabupaten Gunung Mas
Kalimantan Tengah 74561, Indonesia

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12 Oct 2025

Document number:

Revision : 0



0	12 Oct 2025	First Issued	Performance Team	Rangga V. S.	Gatot W.	Subhan H
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1. Definition

The following words and expressions shall have the meanings hereby:

- **“Acceptance”** means acceptance of Facilities by the Owner after the Facilities are installed, commissioned and tested.
- **“Bid”** means the proposal submitted by the Contractor along with all documents/credentials/attachments, etc.
- **“Coal shed”** means refer to storage structure specifically designed to store coal.
- **“Coal Shed Inspection”** refers to the process of evaluating and assessing the condition of a coal storage facility (often called a coal shed) where coal is stored before being used for industrial purposes.
- **“Commissioning”** or **“Commissioned”** means the Facilities shall be considered to have been successfully commissioned if all Facilities have been supplied, installed, tested, and commissioned, provided that the actual value of performance guarantee has been meeting requirements as defined under this specification.
- **“Contract”** means the Contract Agreement entered into between the Owner and the Contractor, together with the Contract Documents referred to therein; they shall constitute the Contract, and the term “the Contract” shall in all such documents be construed accordingly.
- **“Contractor”** means the company whose Bid to perform the Contract has been accepted by the Owner and is named as such in the Contract Agreement and includes the legal successors or permitted assigns of the Contractor.
- **“Facilities”** shall mean all equipment and material, including software and accessories attached thereto, designed, supplied, constructed, and commissioned by Contractor in accordance with specification specified here under and/or Contract.
- **“Inspection”** refers to the process of carefully examining something to assess its condition, quality, functionality, or compliance with standards and regulations.
- **“International Standard Engineering and Maintenance Practice”** means at a particular time, those standards, practices, methods and procedures conforming to legal requirements and that degree of skill, diligence, prudence and foresight which would reasonably be expected from a skilled and experienced maintenance Contractor, and/or engineer participating in electrical power generation industry and engaged in the same type of undertaking under the same or similar circumstances which would have been expected to accomplish the desired result at the lowest reasonable cost consistent with

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reliability, safety and expedition and in accordance with the standards and instructions referred to in the Scope of Works.

- **“O&M”** means Operation and Maintenance of the Facilities.
- **“OEM”** means Original Equipment Manufacturer, companies that produce or manufacture goods or components used in final products sold by other companies.
- **“OHSE”** means Occupational Health, Safety and Environmental.
- **“Owner”** or **“Company”** shall mean PT SKS Listrik Kalimantan
- **“Plant”** means Kalteng-1 coal fired steam power plant namely PLTU Kalteng-1 (2x100 MW) which consists of Unit 1, Unit 2, and common facilities.
- **“Project Document”** means any drawing, specification, datasheet, calculation sheet, design description, and any other documents issued by the Owner as a reference for the Contractor in relation to the works to be performed under this document.
- **“SNI”** stands for Standar Nasional Indonesia (Indonesian National Standard). It is the official standardization system in Indonesia, established to ensure the quality, safety, and compatibility of products, services, and processes in the country.

2. Introduction

PT SKS Listrik Kalimantan owns and operates a coal fired steam power plant with a gross capacity of 2x115 MW and sells electricity to PT PLN (Persero) under a Power Purchase Agreement (PPA). The Plant is located in Tumbang Kajuei, Kecamatan Rungan, Gunung Mas Regency, and Central Kalimantan Province at coordinated 1 22' 27,6" S and 113 33' 59,1" S. The location is approximately 3.5 hours transportation by car from Palangkaraya.

The company has a coal shed in an area plant around 100 m x 75 m, built in 2018 (construction). During operation 2019-2025, a coal shed has not been inspected since it was first formalized. Therefore, it needs to be conduct Rectifying Coal Shed Roof Works.

3. Bidder Requirements

The bidder must possess proven experience in Rectifying Coal Shed Roof Works with the following qualifications:

- 3.1. The bidder must hold valid business licenses to operate and perform its business activities in Indonesia and must comply with all applicable rules and regulations.
- 3.2. The bidder must possess no less than 5 years of experience in coal shed inspection and rectification.

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- 3.3. The bidder must have a safety management system and preferably hold relevant national and/or international occupational health, safety, and environmental certifications.
- 3.4. The bidder must perform a site visit to familiarize itself with the location of the Coal Shed and the Plant, condition of size, space available, and other site conditions to enable a bidder to form a comprehensive proposal under this package. In case a bidder opts not to do a site visit, then the bidder is deemed to have satisfied itself with the site condition as mentioned above, and all and any risks associated with discrepancy or inadequacy of data for forming a complete proposal shall be borne by themselves.
- 3.5. Bidder shall, by submitting a tender, acknowledge that they have adequate knowledge of the site constraints and proposed installation details, consulted with all relevant authorities having jurisdiction over the project, and have assessed their full liabilities for all such works and costs required in carrying out the works specified and shown. No recognition of any claims for additional costs resulting from the Contractor's failure to comply with the above will be granted.
- 3.6. The bidder shall comply with the requirements below
 - 3.7.1. Instructions to Bidder Form (attached in bid document).
 - 3.7.2. Offering letter.
 - 3.7.3. Copy of deed of company establishment.

4. Contractor Requirements

The Contractor shall perform the project following the requirements below:

- 4.1. All equipment shall be according to design, manufacture, and installation and shall be completed for satisfactory operation, control, maintenance, and safety under all conditions of service.
- 4.2. At all times and at the site operator's request, construction noise must be kept to a minimum at critical times.
- 4.3. The Contractor shall submit all works procedures for Owner review and comments. If the Owner makes comments to any procedure of works, the Contractor must arrange revisions of such procedure to address the Owner's comment and must resubmit it to the Owner within 2 days of the Owner's comment.
- 4.4. The works procedures shall indicate detailed steps of works, tools and equipment, and method of works. It shall also indicate all tools & equipment, and the specifications of such tools & equipment used during the execution of works.

- 4.5. In addition to the day to day coordination during the project duration, the Contractor is to allow for fortnightly project progress meetings. These meetings will discuss progress, OHSE, etc. The Contractor shall minute fortnightly meetings, and minutes of the meetings should be provided within 2 days of the meeting date. These meetings would be attended by the Owner and the Contractor, required consultants and sub-Contractors. The Contractor shall report on a fortnightly basis the following:
- 4.5.1. All OHSE incidents.
 - 4.5.2. All quality non-conformances.
 - 4.5.3. Project program compared to contract program.
 - 4.5.4. Register of extension of time claims.
 - 4.5.5. Register of variations showing items to be approved and date approval is required.
 - 4.5.6. Register of inspection.
 - 4.5.7. Register of request for information showing items to be responded to and date response required.
 - 4.5.8. Forthcoming hold points and witness points.
 - 4.5.9. Works progress documentation.

5. Scope of Work

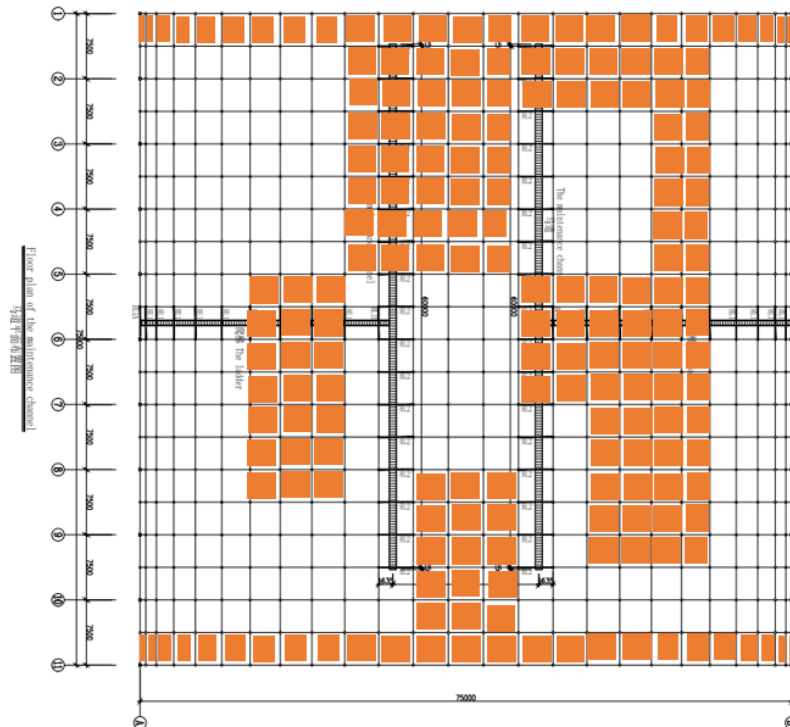
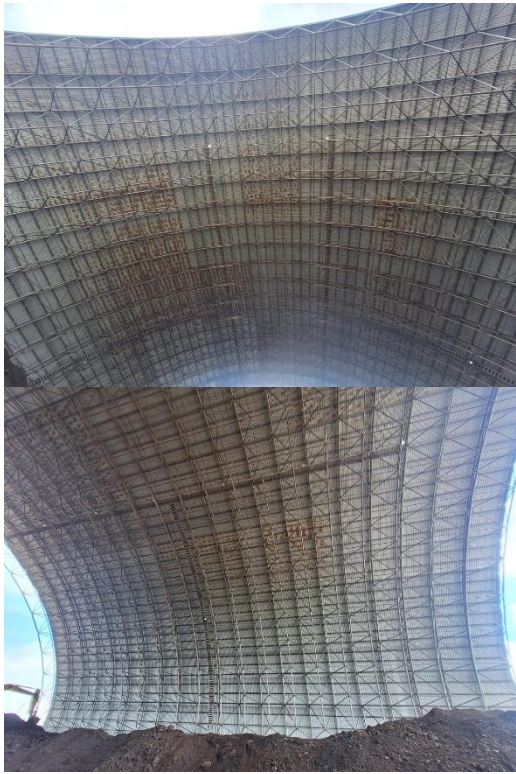
The Contractor shall Rectifying Coal Shed Roof. The Rectifying Coal Shed Roof shall be conducted in a way that does not cause disruptions or impair the operation of the Plant or any parts thereof. The works shall include Roof Repair through replacement of existing roofing with 0.7 mm thick spandek sheet for a total area of 3,702.60 m².



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5.1. Scope of Engineering and Documents Submission

The scope of engineering for Rectifying Coal Shed Roof Works shall include, but not be limited to, the following activities:

5.1.1. The Contractor shall site visit to the location of equipments or areas that need to be inspected of Coal Shed as reference of design of Coal Shed.

- Conduct site survey and measurement of existing roof area.
- Identify existing roof conditions, corrosion level, and areas requiring rectification or replacement.
- If the Contractor fails to perform the site visit, any error, inaccuracy, or omission in the design, material estimation, or execution of the work resulting from the lack of on-site verification shall be considered the Contractor's full responsibility, and no claim for additional cost or time extension shall be accepted.

5.1.2. The Contractor shall inspect the Coal Shed in accordance with the specification herein and with the GB main standard, international standards, and Good Utility Practices.

5.1.3. The Contractor shall submit Material Selection and Specification documents for Owner review and/or approval, including but without limitation to the following documents:

- Determine specification of spandex roofing
- Select accessories, sealants, fasteners, and insulation materials suitable for long-term durability.

5.1.4. The Contractor shall submit Work Method and Sequence documents for Owner review and/or approval, including but without limitation to the following documents:

- Develop detailed Method Statement
- Include safety procedures for work-at-height and environmental protection.

5.1.5. The Contractor shall submit inspection Quality Assurance and Inspection Plan (QA/QC) documents for Owner review and/or approval, including but without limitation to the following documents:

- Prepare inspection and testing plan (ITP) including inspection points, responsible parties, and acceptance criteria.



- Identify applicable test methods (thickness test, adhesion test, visual inspection, water leak test, etc.).

5.1.6. The Contractor shall provide OHSE manuals.

5.1.7. The Contractor shall provide the project schedule of the Coal Shed Inspection project, including key milestone

5.2. Scope of Inspection

The inspection scope for Rectifying Coal Shed Roof Works shall cover all stages of the work process, from material delivery to final acceptance. All inspection activities shall be conducted in accordance with the approved Inspection and Test Plan (ITP), relevant standards, and manufacturer's recommendations

5.2.1. The Contractor shall provide manpower for supervision, and quality control of the Coal Shed.

5.2.2. The Contractor shall provide an inspection procedure, including a method of work and a step-by-step description of the inspection work of the Rectifying Coal Shed Roof.

5.2.3. The Contractor shall provide equipment, tools, and consumables for Coal Shed Inspection.

5.2.4. The Contractor shall supply and install additional temporary roof safety hardware as required for working at heights for construction.

5.2.5. The Contractor shall provide a project quality plan for Coal Shed Inspection.

5.2.6. The Contractor shall provide a coal shed inspection report on a daily, weekly, and monthly basis.

5.2.7. The Contractor shall conduct an inspection based on the Inspection and Test Plan (ITP) and provide a test report for the Coal Shed Inspection.

5.2.8. The Contractor shall provide the results or report the coal shed inspection as expected by owner requirements.

5.2.9. The Contractor shall conduct housekeeping, remove and dispose of all associated wrapping, rubbish, or debris related to the inspection of the Coal Shed, and deliver to a designated area after work is completed.

5.3. Miscellaneous

5.3.1. All employee of Contractor shall be complied and follow Indonesia Regulation Law, especially work permit (working VISA) for foreigner employee.

5.3.2. The Contractor shall provide equipment warranties as stated in *Section 7. General Warranty*.

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5.3.3. Provision of warranty period from the date of practical completion.

5.3.4. The Owner must at all times have full access to the Contractor's work. The Owner's personnel must have full access to witness any and all of the Contractor's work.

5.4. Facility Scope

No.	Temporary Facility Scope	Contractor	SLK
1	Dormitory		√
2	Mob and de-mob manpower	√	
3	Mob and de-mob tools and equipment (Inc. Delivery and customs clearance)	√	
4	Meals (breakfast, lunch, dinner) and drinking water	√	
5	Local transportation for manpower, material, equipment	√	
6	Safety PPE	√	
7	Site offices & rest shelter		√

6. Technical Specification

The Contractor shall perform a Coal Shed Inspection and provide technical specifications with the requirements below:

6.1. General

The Contractor shall Rectifying Coal Shed Roof as documented, incorporating the following:

6.1.1. Roofing Material Specification

6.1.2. Other countries present relevant codes, procedures, and standards

7. General Warranty

The Contractor warrants and guarantees that the inspection and/or the work (i) will be properly inspected in accordance with the provisions of standard procedures; (ii) will be performed in accordance with International Standard Engineering and Construction Practice and Good Utility Practice and (iii) will conform to the requirements of the Contract in all respects. The warranties set forth in the preceding sentence are hereinafter referred to as "the General Warranty" and or "the General Warranties," as the case may be.

If any part of the inspection or testing is found to be non-compliant with the provisions of the standard procedures, the Owner will request a re-inspection from the Contractor, and the Contractor must conduct the re-inspection to rectify the issue no later than 5 days from the date of notification. If the Contractor conducts a re-inspection of any part of the work in accordance with the General

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Warranty, then that part of the work is subject to re-inspection, and the associated commercial costs inspection will be the Contractor's responsibility.

The Contractor shall provide a Warranty Period of **six (6) months commencing** from date of Final Acceptance or handover of completed Rectifying Coal Shed Roof Works, whichever occurs later.

During this warranty period:

- The Contractor shall repair, rectify, or replace any defective materials, coating failures, or workmanship at no additional cost to the Owner.
- Any defect, leakage, corrosion, coating blister, delamination, or structural failure arising from poor workmanship or material defect shall be considered under warranty.
- Rectification works shall be completed within five (5) working days after receiving written notice from the Owner.

All rectification or replacement works performed under warranty shall carry the same warranty coverage for the remaining period or six (6) months from the date of repair, whichever is longer.

Upon completion of the warranty period, the Contractor shall submit:

- Warranty Certificate stating the validity period;
- Rectification Records and Inspection Reports for any warranty claims handled;
- Final Close-Out Report confirming all works are defect-free.

8. Project Requirement

The Contractor shall provide the Coal Shed Inspection project requirements as below:

8.1. Documentation Package (Hardcopy Covered, Softcopy Document, and Editable Drawing)

8.1.1. Site Acceptance Test

8.1.2. Technical and Inspection Procedure

8.1.3. Safety Agreement and Contractor Safety Management System (CSMS)

8.1.4. Final Document

8.1.4.1. List of Content

8.1.4.2. Company profile

8.1.4.3. Company Contact

8.1.4.4. Certificate of company and personnel

8.1.4.5. S-curve or progress report

8.1.4.6. Daily, weekly, and monthly reports (photo attached)

8.1.4.7. Request for Inspection (RFI) and inspection list



8.2. Documentation Requirement

8.2.1. Document

The inspection of coal shed manuals shall be supplied with two (2) hard copies and soft copies. The Contractor shall provide manuals include the following as a minimum:

8.2.1.1. The inspection methodology and procedure.

8.2.1.2. The schedule of inspections

8.2.1.3. The tools for inspection

8.2.1.4. The report of testing

8.2.1.5. The inspection report

8.3. Health, Safety, and Environmental

The Contractor shall perform the works in accordance with applicable government rules and regulations, including rules and regulations related to health, safety, and environment. The Contractor must ensure that the works are performed safely and without any harm to the environment. The Contractor must ensure that the execution of the work by the Contractor shall not cause harm to any other personnel, including but not limited to the Owner's personnel, other Contractor's personnel, or any third-party personnel.

The Contractor must at all times comply with the Owner's rules and Health, Safety, and Environmental regulations, including specific direction by the Owner to enhance the safety and environmental protection which may be issued by the Owner from time to time during the execution of the works by the Contractor. The Contractor shall at all times comply with Health, Safety, and Environmental regulation as attached to this document. The Owner may impose a penalty on any Owner personnel who fails to comply with the Owner's HSE regulations. The Owner may also expel from the Plant any of the Contractor's personnel who, in the Owner's opinion, do not comply with the Owner HSE requirements.

8.4. Quality of Work

The Contractor shall perform the works to the highest quality standard and in accordance with the Project Document, Good Utility Practice, International Standard Engineering, and Maintenance Practice. The Contractor must provide adequate and competent quality control personnel to ensure that the quality of the works meets the requirements under this document.



The Owner may reject any work if, in the opinion of the Owner such works do not meet the quality requirement under this document, Project Document or Good Utility Practice, International Standard Engineering and Maintenance Practice.

9. Schedule of Works

Progress	Week								
	1	2	3	4	5	6	7	8	9
KOM									
Data Collection and Review Document									
Technical Clarification									
Project Execution									
Reporting									
Project Handover (Completion)									

10. Project Quality Objectives

The Contractor shall perform the works in accordance with the requirements and the Project Document. The Contractor shall achieve quality objectives as follows:

- 11.1. The completion rate of projects reaches 100%;
- 11.2. The completion rate of the project test plan reaches 100%;
- 11.3. The completion rate of the unit defect or punch list elimination plan reaches 100%;
- 11.4. The project's partial trial operation success rate reached 100%.

11. Owner's Responsibilities

Unless explicitly specified in this document or contract, the Owner shall have any other responsibility with regard to the execution of the work. The Owner shall be responsible for:

- 12.1. Providing technical drawings of existing buildings.
- 12.2. Providing dormitory for Contractor's personnel but excluding food and drink water.
- 12.3. Providing electricity for project activities (just power resources).