



COLLEGE OF MICRONESIA

Land Grant Program

PO Box 1179 Kolonia, Pohnpei, FM 96941

Phone: (691) 320-2486/2728

Website: comlandgrant.org

Email: comlandgrant@gmail.com

REQUEST FOR PROPOSAL (RFP)

OFFICE SPACE REMODELING CONSTRUCTION SERVICES

College of Micronesia - Land Grant Program (COM-LGP)

RFP No.: COM-LGP-2025-01

Issue Date: May 19, 2025

Proposal Deadline: May 30, 2025

1. Background

The College of Micronesia – Land Grant Program (COM-LGP) is requesting proposals from qualified and licensed contractors for the remodeling construction of office facilities as outlined in the approved architectural plans (Phase 1 and Phase 2) of the third floor above the current Small Business Development Center and the COM-FSM Cooperative Research & Extension offices. The project will involve all labor, materials, and equipment required to complete the construction in accordance with the provided specifications and drawings.

2. Scope of Work

The selected contractor shall undertake the remodeling construction of the COM-LGP Central Office as per the approved floor plans. The scope includes, but is not limited to:

- Site preparation and mobilization
- Structural, mechanical, electrical, and plumbing work
- Construction of interior and exterior walls, ceilings, floors, and partitions
- Installation of office cubicles, executive offices, conference room, lounge, pantry, restrooms and storage areas
- Finishing works including painting, tiling, flooring, lighting, and fixtures
- Compliance with local building codes and safety regulations
- Coordination with COM-LGP representatives throughout the construction process
- Providing a detailed work schedule and adhering to agreed timelines

Contractors must use the existing approved design documents provided by COM-LGP without deviation, unless changes are authorized in writing.

3. Project Location

COM-LGP Central Office

COM-FSM Old Campus

Kolonia, Pohnpei, FM 96941

4. Proposal Requirements

All submitted proposals must include the following:

- Company profile and valid business license
- Proof of contractor's license and liability insurance

An Equal Opportunity Employer

- List of similar completed projects and references
- Proposed work plan and remodeling construction schedule
- Detailed cost estimate (labor, materials, equipment, etc.)
- Names and qualifications of key personnel

5. Submission Instructions

Interested contractors may submit proposals:

In person or by courier to:
College Of Micronesia Land Grant Program Central Office
Kolonias, Pohnpei FM 96941

By mail to:
Drawer F, Kolonias, Pohnpei FM 96941

Phone Inquiries: (691) 320-2462 / 2728

Submission Deadline:
Friday, May 30, 2025, by 4:30 PM local time

Late submissions will not be considered. COM-LGP will not be responsible for technical issues or confirmation of receipt.

6. Evaluation Criteria

Proposals will be evaluated based on the following:

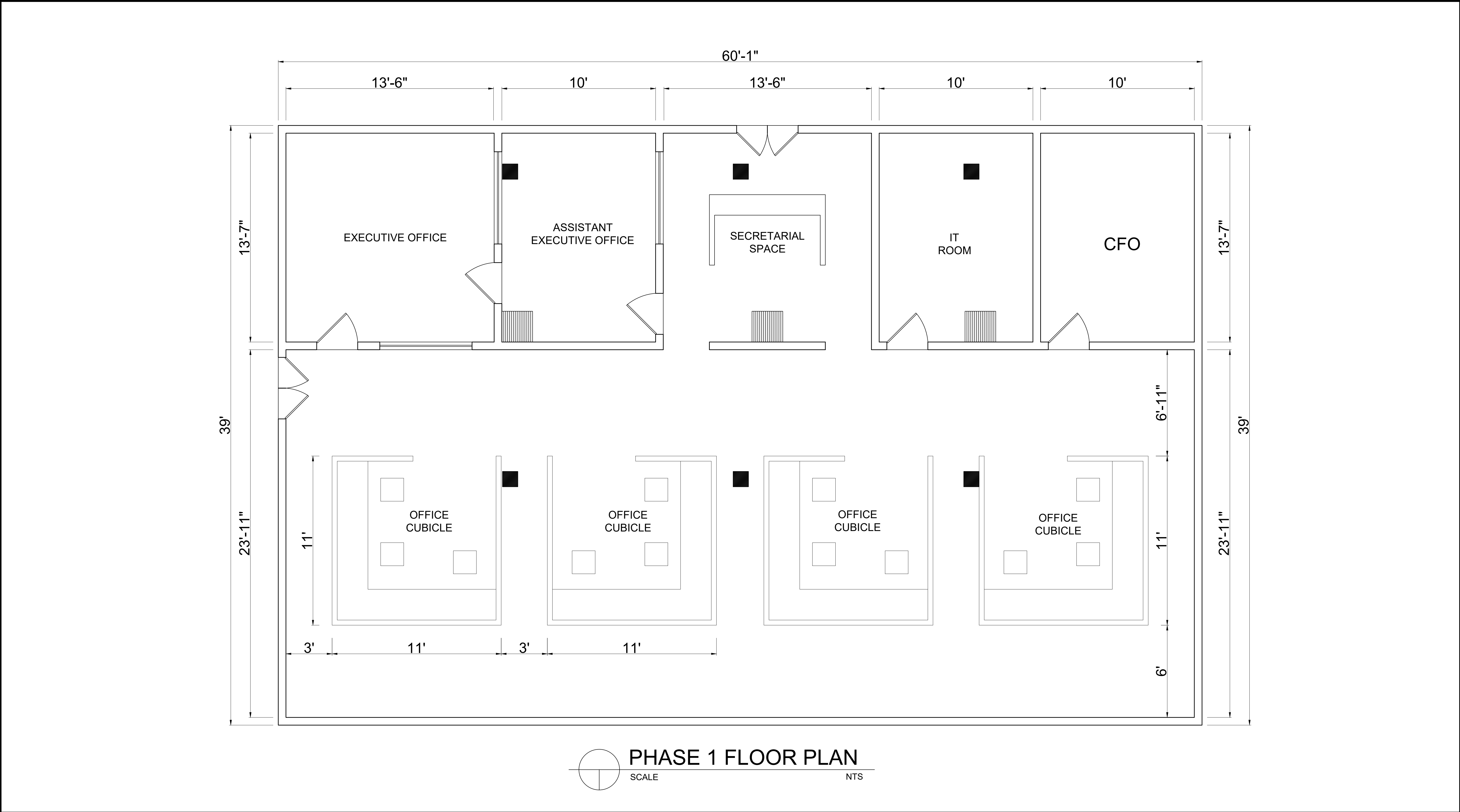
- Experience and qualifications (30%)
- Cost-effectiveness and value (25%)
- Project timeline and work plan (20%)
- Compliance with scope and specifications (15%)
- References and past performance (10%)



COM-LGP reserves the right to reject any or all proposals, waive minor informalities, and select the contractor that offers the best overall value.

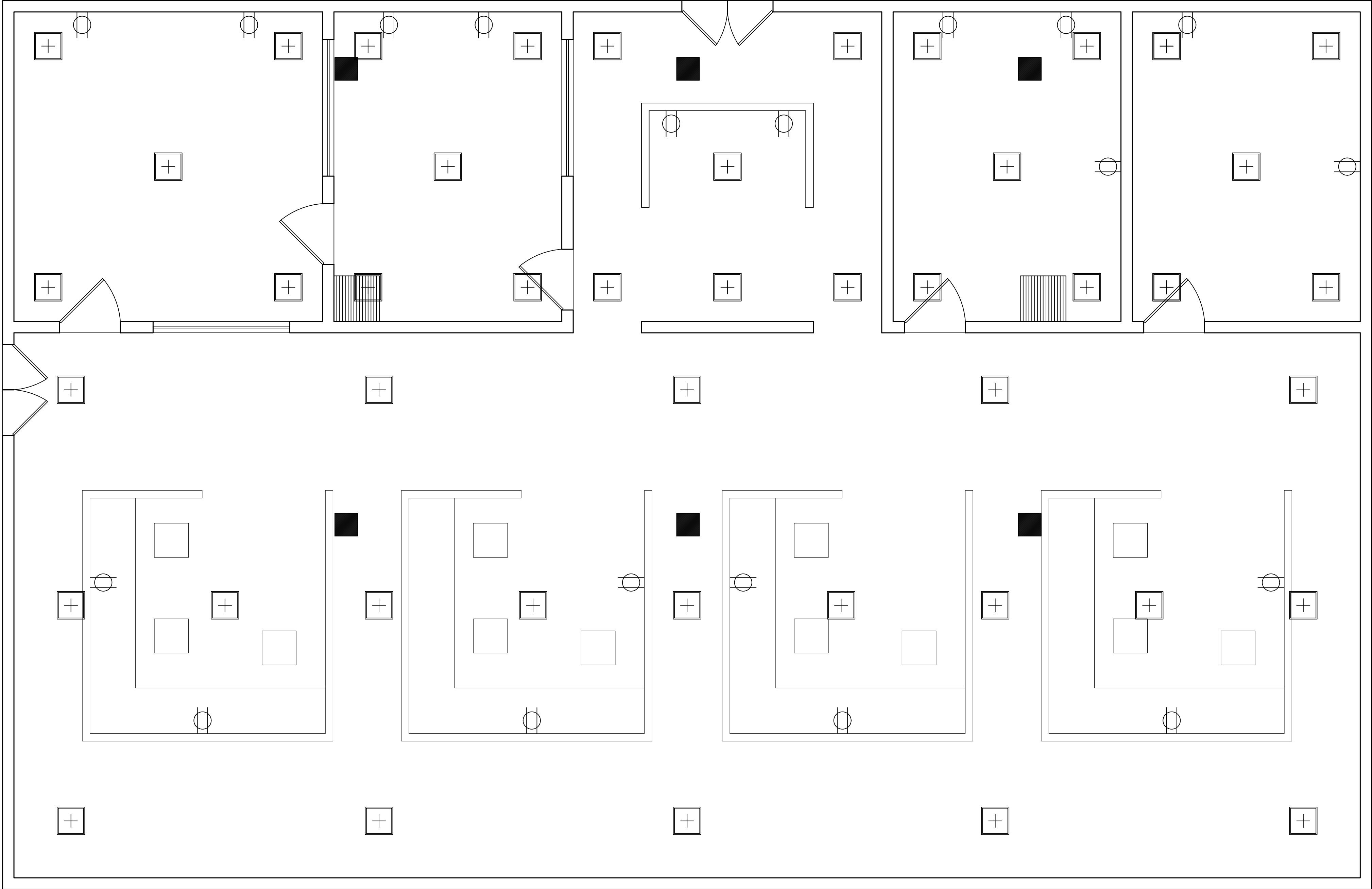
7. Attachments

- Phase 1 Floor Plan – Office Layout
- Interior Perspective Renderings
- Phase 2 Floor Plan – Conference & Lounge Area



Authorized by:
College of Micronesia – Land Grant Program
Kolonias, Pohnpei FM 96941





			PROJECT OWNER:	PROJECT TITLE:	SHEET CONTENT:	DEISIGNED BY: 	REMARKS:	SHEET NO.
			COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE	COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE RELOCATION	FLOOR PLAN	CADD BY: 		
			PROJECT CONTRACTOR:			DATE: NOVEMBER 25, 2024		
			GONZALES GENERAL CONSTRUCTION, INC.			PROJECT LOCATION: KOLONIA, POHNPEI, FM	APPROVED	



LEGENDS

	CEILING PANEL LIGHT
	110V OUTLET

 **PHASE 1 ELECTRICAL PLAN**
SCALE NTS



			PROJECT OWNER:	PROJECT TITLE:	SHEET CONTENT:	DEISIGNED BY: 	REMARKS:	SHEET NO.
			COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE	COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE RELOCATION	ELECTRICAL PLAN	CADD BY: 		
			PROJECT CONTRACTOR:			DATE: NOVEMBER 25, 2024		
			GONZALES GENERAL CONSTRUCTION, INC.			PROJECT LOCATION: KOLONIA, POHNPEI, FM	APPROVED	

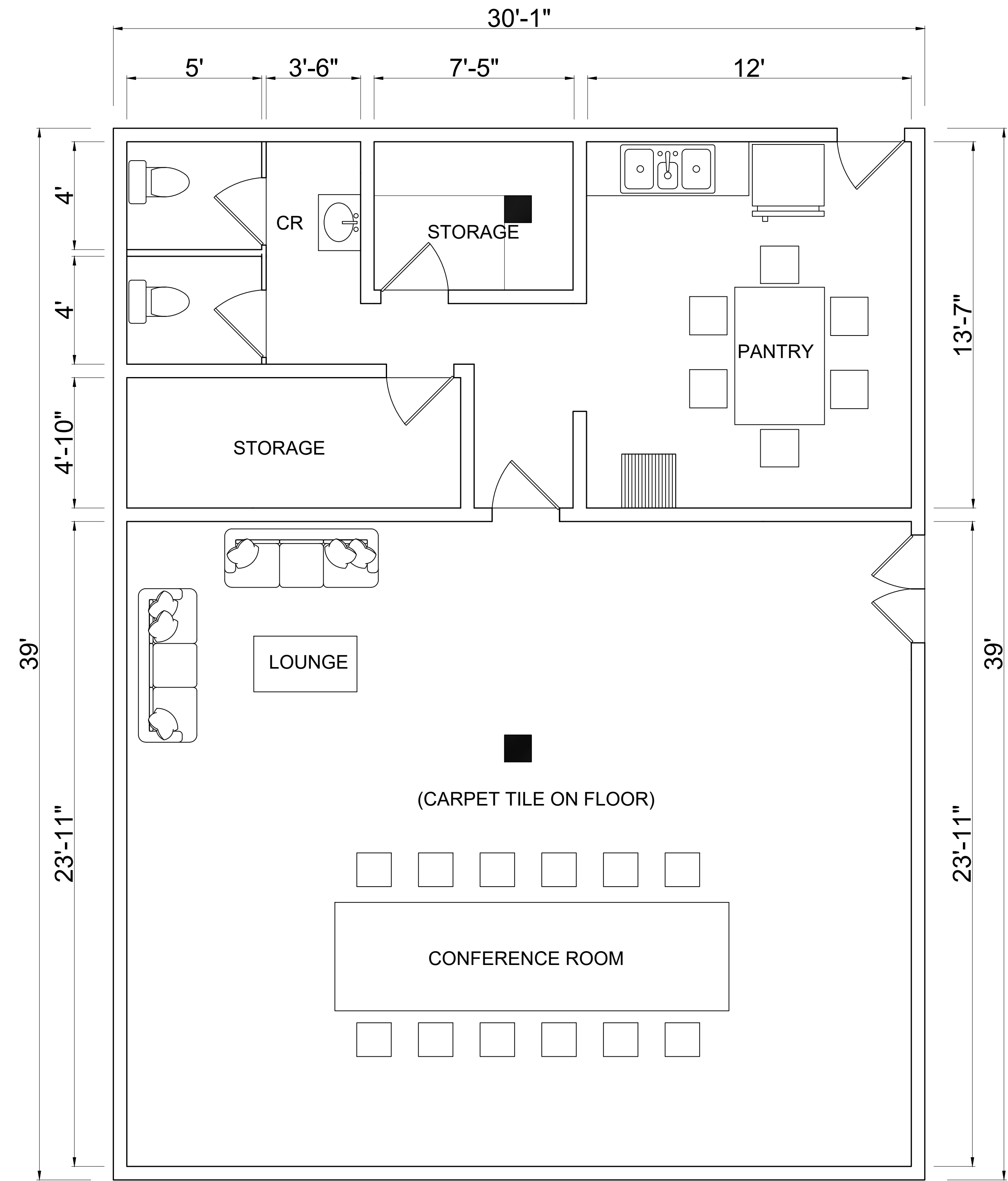


FRONT DESK





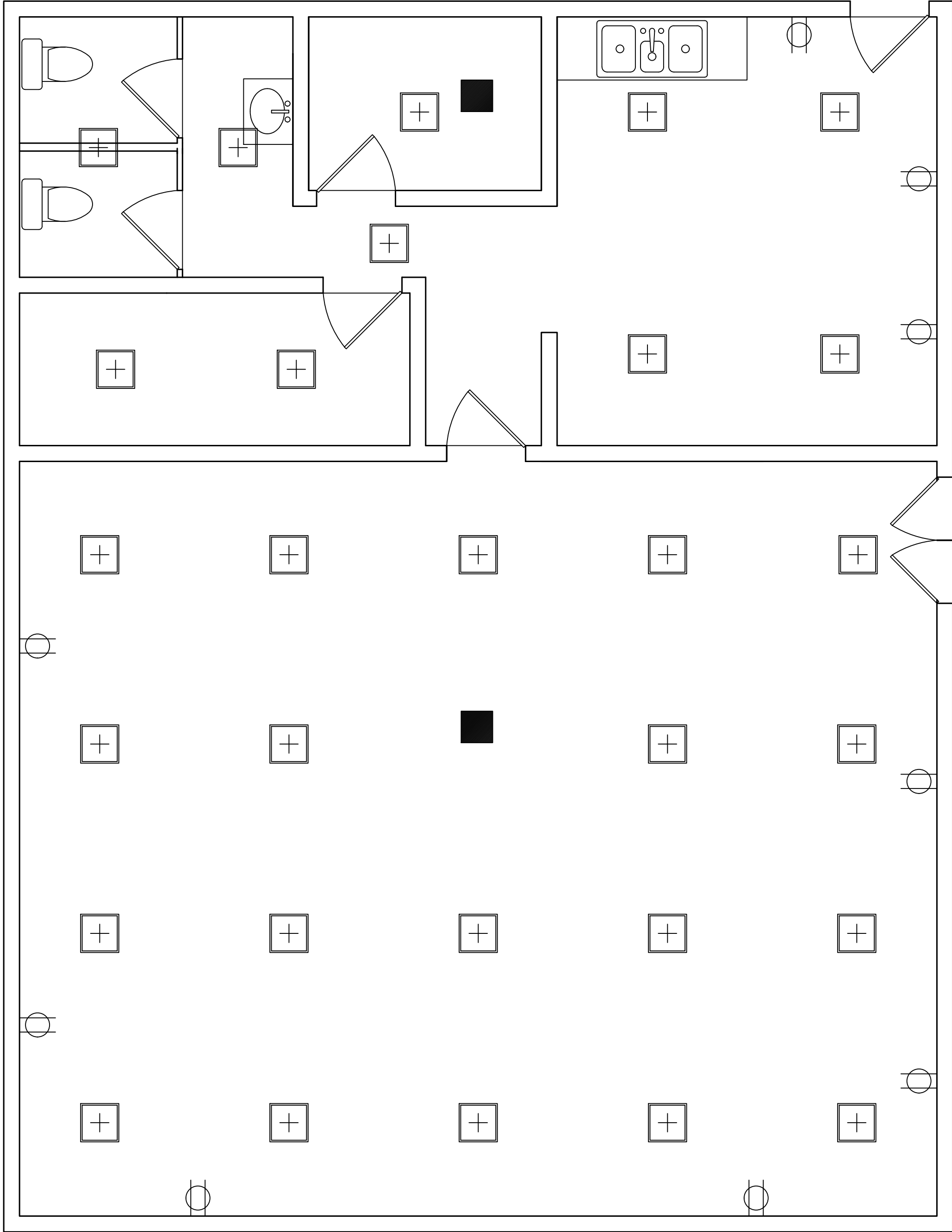
OFFICE CUBICLES

			PROJECT OWNER:	PROJECT TITLE:	SHEET CONTENT:	DEISIGNED BY: 	REMARKS:	SHEET NO.
			COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE	COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE RELOCATION	INTERIOR PERSPECTIVES	CADD BY: 		
			PROJECT CONTRACTOR:			DATE: NOVEMBER 25, 2024		
			GONZALES GENERAL CONSTRUCTION, INC.			PROJECT LOCATION: KOLONIA, POHNPEI, FM	APPROVED	






PHASE 2 FLOOR PLAN
 SCALE _____ NTS



			PROJECT OWNER:	PROJECT TITLE:	SHEET CONTENT:	DEISGned BY: 	REMARKS:	SHEET NO.
			COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE	COLLEGE OF MICRONESIA LAND GRANT CENTRAL OFFICE RELOCATION	FLOOR PLAN	CADD BY: 		
			PROJECT CONTRACTOR:			DATE: NOVEMBER 25, 2024		
			GONZALES GENERAL CONSTRUCTION, INC.			PROJECT LOCATION: KOLONIA, POHNPEI, FM	APPROVED	





LEGENDS

-  CEILING PANEL LIGHT
-  110V OUTLET

 PHASE 2 ELECTRICAL PLAN
SCALE NTS

			PROJECT OWNER:	PROJECT TITLE:	SHEET CONTENT:	DEISGNE BY: 	REMARKS:	SHEET NO.
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