



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



GHURA-23-02-CDBG-GPDESS

## ADDENDUM NO. 1

May 03, 2023

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Nathanael P. Sanchez**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

### General Intent:

This Addendum shall form a part of the Contract Documents. It is the intent of this Addendum to make clarifications and issue changes to the Specifications of the Bid Documents.

1. Special Condition and scope of work.

### Notice

This Addendum supplements the contents of the Invitation for Bid. Each Bidder is required to review the Addendum and address the contents of the Addendum within their respective Bid. Furthermore, this addendum must be added to the bid submission. Failure to abide by the contents of this Addendum may render the Bid non-responsive.

Sonny P. Perez  
A/ E Manager

Attached is the revised Scope of Work



# GHURA

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## GPD EASTERN SUB-STATIONS

TALOFOFO, Guam

**PREPARED BY:  
A/E DIVISION**

**APPROVED BY:  
SONNY PEREZ**

## **SPECIAL CONDITIONS**

### **1. PROJECT SITE and DESCRIPTION:**

This a **DESIGN BUILD** project where the intent is to Design and Construct a new facility for GPD beside the existing gym along Canton, Ladera, Talofofo. The new facility will improve access to law enforcement and shorten response time to the communities served by the Southern Police Precinct. The beat for this facility includes Asan, Piti, Agat, Umatac, Merizo, Inarajan and Talofofo.

### **2. TIME OF COMPLETION**

The work shall commence at the time stipulated in the Notice to Proceed and shall be full completed within the time frame indicated below:

- a. Design Time: The contractor shall complete the Design with 60 calendar days upon receipt of notice to proceed. See Design and Contract requirements for details.
- b. Construction Contract Period: **360 consecutive calendar days** after building permit is issued and signed off by DPW and other government agencies.
- c. Liquidated Damages: In case of failure on part of the Contractor to complete the work within the time fixed in the Contract, or within any time extensions given thereof, the Contractor and his sureties shall be liable for and shall pay to GHURA the sum of **\$250.00** liquidated damages per calendar days of delay until the work is completed or accepted.
- d. Contractor MUST meet the Construction Classifications

#### **CLASS A (General Engineering)**

A General Engineering contractor is a contractor whose principal contracting business is in connection with fixed works requiring specialized knowledge and skill including but not limited to the following: irrigation, drainage, water power, water supply, flood control, harbors, docks and wharves, airports, sewer and sewage disposal plants and systems, bridges highways. Pipelines and other system for the transmission of petroleum and other liquid or gaseous substances, parks, recreational works, refineries, chemical plants and similar industrial plants, paving and surfacing works, and other like construction.

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### **3. DESIGN AND CONSTRUCTION CRITERIA**

#### **3.1 SCOPE OF WORK:**

- a. The contractor shall retain the services of a Professional Architect and Engineer who is currently registered and licensed in Guam to design and develop an approved construction set of drawings suitable for permit review and approval, and use for the construction of the project.
- b. Design and construct new concrete a new facility for GPD Eastern Sub-Station.

Design Criteria: International building code (IBC) 2018 edition, Wind Velocity 195 mph, Exposure "C" as per ASCE 7-10. Seismic forces as per IBC 2018 edition, see attached drawing for building layout and dimensions, The total area of facility will be approximately 6,552±sf., the total area of development is approximately 0.899 acre and will include the following spaces:

#### **REQUIRED ROOMS:**

1. Firearms vault (For storage of Guam Police Issued firearms), perimeter walls shall be 8-inches thick minimum with horizontal & vertical reinforcing bars #4 bars @ 8" on center.
2. Evidence locker for temporary storage of confiscated evidence until it can be relinquished to the Evidence and Control Section.
3. Multi-purpose room(s) that serve as briefing and de-briefing rooms (Can be used for neighborhood watch meetings or meetings with various Mayors). And for future work station (s) with floor mounted outlets 12ft on center each way.

## **GPD EASTERN SUB-STATION**

Talofofo , Guam

4. Install (4) four cubical.
5. Two detention cells to temporarily hold arrestees pending transportation to the processing facility, detention cells to consisted with concrete bench.
6. Interview rooms for adults (two).
7. Arrestee Processing room with office and restroom
8. Interview rooms for juveniles to comply with the Office of Juvenile Justice and Delinquency Program (three rooms) and restroom.
9. Administrative Offices (commander, Operations Sergeant and Administrative Sergeant).
10. Communications Center Desk watch, must be big enough to house on duty personnel, 24-inches wide counter top work space with wood veneer on 3/4inch thick plywood, Security pass thru windows bullet proof view to waiting area (similar to Bank drive thru setup). Perimeter wall shall be 8" thick concrete wall. Install ladder and roof hatch for emergency purposes.
11. Lounge with base counter and overhead cabinets, 2-compartment sink, exhaust vents with duct and stainless-steel metal cap building exterior.
12. Public waiting area
13. Enclosed drive thru Garage/Sally port (size for two patrol vehicle) An enclosed garage for secure parking.
14. Separate entrances for the public, adult offenders and juvenile offenders (Opposite sides of building to comply with OJJDP mandates)
15. Fitness area
16. Laundry facilities (Washer and dryer facility)
17. Male restroom, locker & shower facilities
18. Female restroom, locker & shower facility
19. Public Restroom (male and female) ADA compliance
20. File Storage room
21. Copier room and Electrical room
22. Corridor(s) 5feet, 4inches wide minimum.
23. Generator room, gen. equipment size to power entire building at full load capacity is case of power outage and an automatic transfer switch in case of a power outage and Electrical room.

### **CIVIL SITE REQUIREMENTS:**

24. Parking Lot: Install 28 standard parking stalls and 2 handicapped parking stalls with signage and ramps.
25. Site Improvement: 4 ft wide Concrete sidewalks approximately 92 linear ft,
26. Install minimum (6) site lighting to be determine the number by Electrical Engineer the required luminance and distance.
27. Install new waterline include meter connection and backflow preventer and 4" dia. minimum sewer line and provide a minimum 2% slope and connect
28. Provide storm drainage such as ponding basin and infiltration trenches with perimeter fence to meet Design shall meet Guam Stormwater Management Manual 2006
29. Install 6 feet high chain link fence at the perimeter of the property with sliding gate.
30. Provide 4 feet wide concrete sidewalk on front of the building.
31. Install (2) two Flag pole.
32. The project will also require a topographic survey to determine the property boundaries and limit of construction. Provide new infiltration trench and shall be designed to accommodate drainage run-off from the building and site development. Design shall meet Guam Stormwater Management Manual 2006

### **OTHER REQUIREMENTS**

33. Fire sprinkler within adult holding cells & processing room
34. Fire Alarm, visual/auto alarms and smoke detectors at rooms as required
35. Magnetic locks at all building and entry /exit doors, interview rooms
36. Interior offices shall be Vinyl composition tile (VCT), unless noted otherwise
37. Concrete finish with glossy coat finish at Electrical rm, Adult holding cells, Processing rm with office, Juvenile Interview rooms, Sally Port and Fitness, Laundry

## **GPD EASTERN SUB-STATION**

Talofofo, Guam

38. All Restrooms walls (full height) and floor shall be ceramic finish
39. Adult holding cells with wall hydrant and two floor drains at corridor, finish floor slab to slope drain
40. Office doors shall be 36in wide with view window panel, unless noted otherwise
41. Sally Port with Roll-up metal panels
42. Lighting fixtures LED types
43. Electrical conduit raceway with pull wire and j-boxes at every building corner to Communications Center Desk watch (future security cameras installations)
44. Multi-purpose room, Communications Center Desk watch, interview rooms (adults & juveniles), processing / office shall be equipped with Data, Television, Telephone outlets
45. Mechanical Air-Condition units with ducts and diffusers

### BUILDING ENVELOPE

46. All exterior Windows and Doors shall be aluminum (as shown on building elevations). All frames, glazing and anchor bolts shall withstand 195 mph.
47. All Exterior windows shall be aluminum and withstand 195 mph wind velocity and meet as per IBC requirements for deflection. Submit Calculation with stamp and sign by a professional engineer.
48. All doors are 36" wide, exterior door shall be aluminum and withstand 195 mph wind velocity and meets as per IBC requirements for deflections.
49. Front door entrance shall be double door with automatic door opener.
50. Door to all rooms shall be wide enough for wheelchair users.
51. Roof slab with urethane elastomeric roof coating 40 mil (min.), slope to drain
52. Plaster with Paint finish. See specification.
53. Building sign (Stainless steel type material)

3.2 SOIL INVESTIGATION REPORT: The contractor shall consult with Soil Engineer to secure the required soil report and percolation test. Soil investigation and report will be at contractor's cost.

3.3 PERMITS AND CLEARANCES: The following permits and clearances for the project's execution shall be the responsibility of the contractor.

**GENERAL NOTES:**

1. Drawing provided are preliminary drawings for Bid purpose only and shall not be use or construction document. Contractor shall obtain Registered Architect & Engineer to provide construction documents to comply with Guam Design Codes and Guides References for building permit.
2. Contractor shall field verify existing site condition, dimension and scope of work prior to bidding. Contractor to notify contacting officer for any discrepancies between scope of work, actual field conditions and project intent which may interfere with this project.
3. Miscellaneous items of work not indicated but which are necessary to implement the project intent of which are customarily performed shall be provided by the Contract Bidder as if fully and correctly described in the scope of work and/or drawings.
4. The contractor shall coordinate and obtain all necessary clearance from all Government agencies prior to any work activity within government utility side. Damaged done by the contractor to any existing GOVGUAM utility lines shall be repaired by the contractor at no cost to the government. Repair work shall be per GOVGUAM standards and approval.
5. The Contractor shall obtain and pay for the Building Permit and other permit and Governmental fees, License and Inspections necessary for property execution and completion of the work.
6. Protection: Provide temporary fences, barricades, coverings, or other protection to preserve existing items indicated to remain and to prevent injury or damage to persons or property. Provide protection for adjacent properties: restore damaged work to condition existing prior to start of work.
7. Cleaning up: The Contractor shall, at all times, keep the premises free from accumulations of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove from site all construction materials, waste materials and rubbish from and about the sites as well.
8. All rebars and metal materials shall be manufactured in US as per HUD requirement Buy America and Build America (BABA)

## **ARCHITECTURAL**

- a. All Exterior windows shall be aluminum and withstand 195 mph wind velocity and meet as per IBC requirements for deflection. Submit Calculation with stamp and sign by a professional engineer.
- b. All doors are 36" wide, exterior door shall be aluminum and withstand 195 mph wind velocity and meets as per IBC requirements for deflections.
- c. Front door entrance shall be double door with automatic door opener.
- d. Door to all rooms shall be wide enough for wheelchair users.

### **3.4 DESIGN CODES/GUIDES AND REFERENCES:**

All services shall be performed in accordance with general criteria contained in following references.

- a.) Building Law, Title XXXII, Government Code of Guam
- b.) International Building Code (2009 Edition)
- c.) International Mechanical Code (Latest Edition)
- d.) International Plumbing Code (Latest Edition)
- e.) National Electrical Code (NCE-Latest Edition)
- f.) National Electrical Safety (NESC-Latest Edition)
- g.) Life Safety (Latest Edition)
- h.) International Fire Code (IFC Latest Edition)
- i.) National Fire Protection Association Handbook (NFPA 70)
- j.) Illuminating Engineering Society (IES)
- k.) American Disability Act (ADA)
- l.) GEPA, USEPA, CFR29
- m.) Guam Energy Code
- n.) Army Corp of Engineers
- o.) 2006 CNMI/Guam Stormwater Management Manual
- p.) All other codes, regulations, technical publications and design manuals applicable in the performance of this RFP.

### **4. GOVERNMENT REVIEWING AND APPROVING AGENCIES:**

1. Department of Public Works
2. Guam Environment Protection Agency
3. Department of Land Management
4. Guam Power Authority
5. Guam Waterworks Authority
6. Guam Historic Preservation
7. Guam Department of Agriculture

### **5. DISPOSAL:**

1. Removal and Disposal fee shall be paid by the contractor.

## **6. DESIGN AND CONTRACT REQUIREMENTS:**

The project shall conform to latest International Building Code (IBC), other related applicable codes and regulations for building construction and safety to be used where applicable. Modern construction techniques maybe incorporated in the project design to obtain both quality and economy and to provide a functional, complete and usable facility.

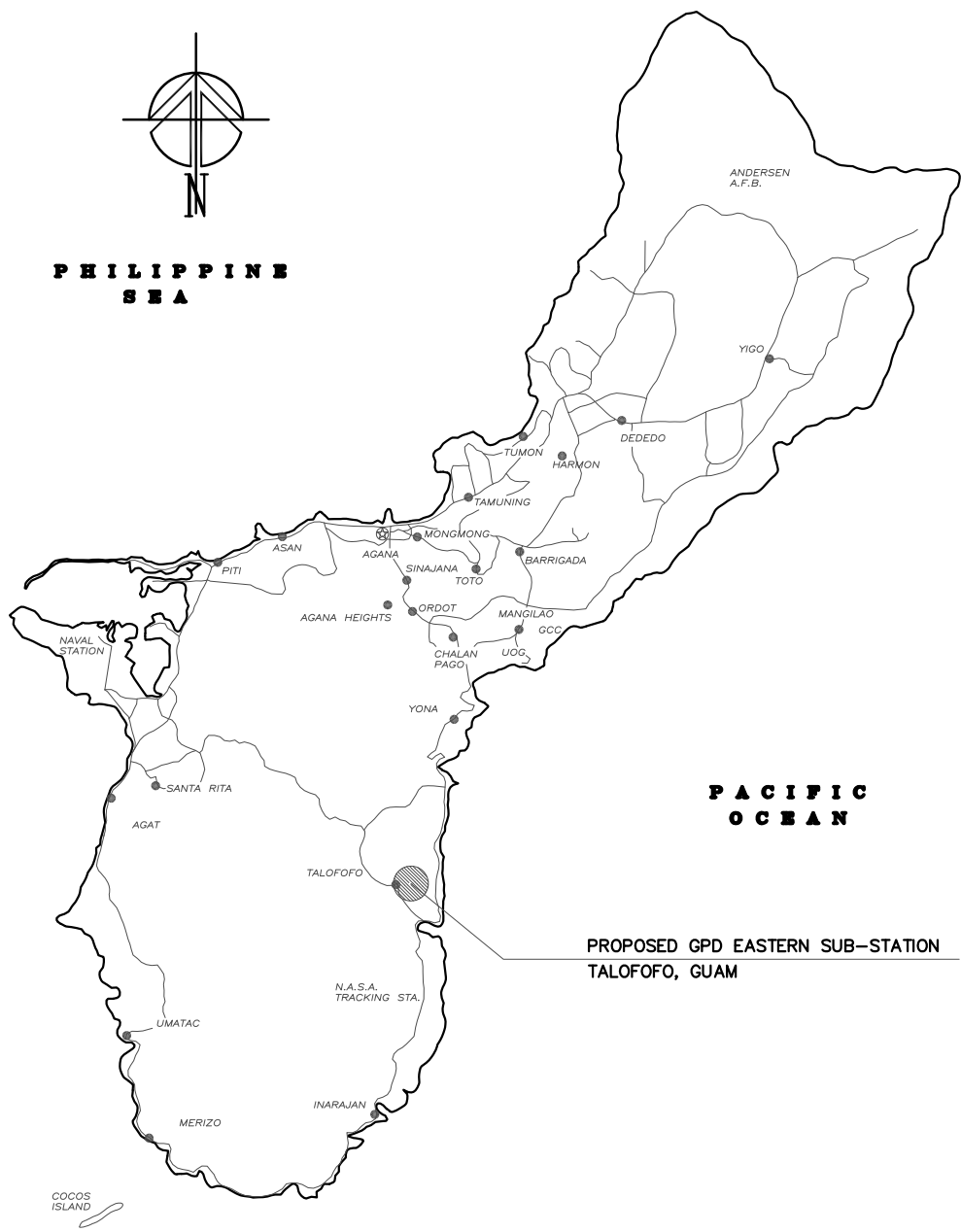
The contractor shall obtain a Work Clearance Request Form prior to the start of work as well as other applicable permits required being accomplished.

The contractor operation shall be limited to providing minimum disruption to facility operation and mission requirements. Applicable work contingencies plans shall be available in the event of natural disaster and other related emergencies.

The contractor operation shall be confined to the immediate vicinity of the work and shall not in any way to interfere or obstruct the ingress or egress to and from adjacent property. All existing improvements shall be protected from damage.

### **Design Submittal Schedule:**

- 60% Design Submittal: No later than 35 calendar days following construction award date. Submit five (2) hard copies of (11" x 17") size format, specifications, preliminary construction schedule and basis of design, and electronic pdf copies on two (2) CD-ROMs. Allow 7 calendar days for Government review.
- 100% Design Submittal: 15 calendar days following receipt of Government review comments on the 60% design submittal. Submit five (2) hard copies (22" x 34") ANSI D size format drawing sets, calculations, specifications, preliminary construction schedule, basis of design also submit electronic pdf copies on two (2) CD-ROMs. Allow 7 calendar days for Government review.
- Construction Drawings: 10 calendar days following receipt of Government review comments on the 100% Design and notice to proceed (NTP) with Construction drawings documents. Submit three (2) hard copies (22" x 34") ANSI D size format drawing sets, specifications (included in the drawings), preliminary construction schedule, basis of design; also provide electronic pdf copies on two (2) CDROMs.



KEY MAP



# **AUTHORITY :**

- GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)  
PURCHASE ORDER No. PO 221284 JULY 11, 2022.
- LAND SURVEY AGREEMENT BETWEEN GUAM WATERWORKS  
AUTHORITY AND DUEÑAS, CAMACHO & ASSOCIATES, INC;  
RFP GWA-2004-04 DATED NOVEMBER 19, 2007.

## **SPECIAL NOTE :**

PURSUANT TO PL 28-128, SECTION 1(d), THIS IS A LOT  
PARCELING SURVEY MAP, AND THEREFORE EXEMPTED FROM  
THE MAP PROCESSING REQUIREMENTS OF PL 28-128,  
SECTION 1(e).

# **SATISFACTORY TO & APPROVED BY :**

ELIZABETH F. NAPOLI  
EXECUTIVE DIRECTOR  
GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
Doc. No.

MIGUEL C. BORDALLO, P.E.  
GENERAL MANAGER  
GUAM WATERWORKS AUTHORITY  
GOVERNMENT OF GUAM  
Doc. No. 567559

JOSEPH M. BORJA  
DIRECTOR  
DEPARTMENT OF LAND MANAGEMENT  
GOVERNMENT OF GUAM  
APPROVAL PURSUANT TO GRANT DEED  
Doc. No. 567559, PAGE 8, THEREOF

LOURDES A. LEON GUERRERO  
GOVERNOR OF GUAM  
APPROVAL PURSUANT TO GRANT DEED  
Doc. No. 567559, PAGE 8, THEREOF

# **CHECKED BY :**

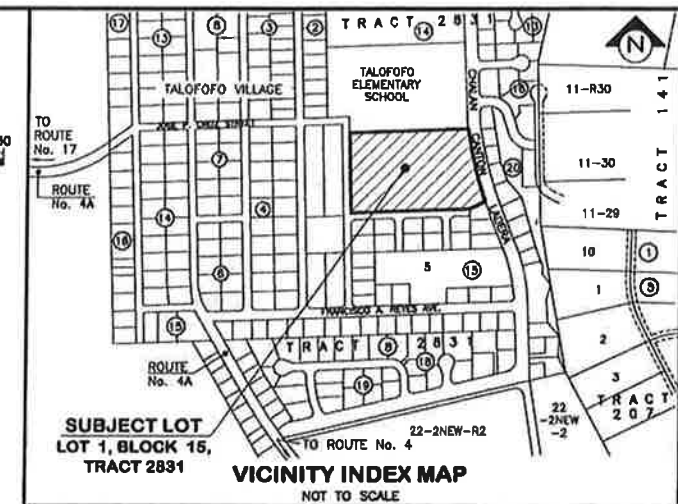
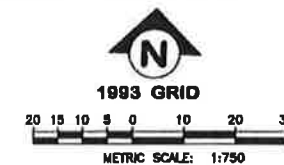
FRANK P. TAITANO  
PLANNER, D.L.M.

BENJAMIN T. LINES, JR.  
ENGINEERING TECHNICIAN II, D.L.M.

THOMAS J. TORRES  
CARTOGRAPHIC SUPV., D.L.M.

## **LEGEND:**

- OGN STATION
- #4 REBAR FOUND WITH PLASTIC CAP MARKED PLS 54
- #4 REBAR FOUND WITH PLASTIC CAP MARKED PLS 60
- #4 REBAR FOUND, NO IDENTIFICATION
- #4 REBAR SET WITH PLASTIC CAP MARKED PLS 65
- COMPUTED CORNERS / NOT SET
- CONCRETE POWER POLE
- SEWER MANHOLE
- WATER VALVE



## **NOTES :**

- SURVEY WAS BASED ON FOUND CORNERS AS SHOWN.
- ALL DISTANCES ARE IN METERS.
- BEARINGS AND DISTANCES WITHIN THE PARENTHESES ARE RECORD DATA, ALL OTHERS ARE 1993 GRID.
- SUBJECT LOT IS OUTSIDE THE NORTHERN WATER RECHARGE AREA.
- SUBJECT LOT IS ZONED "R-1" SINGLE-FAMILY RESIDENTIAL PER 1987 OFFICIAL ZONING MAP F387547.
- AS-BUILTS SHOWN EXISTS AS OF APPROVAL OF THIS MAP.

## **REFERENCES :**

- DWG No. RR90-023, SUBDIVISION OF TRACT 2831 (FORMERLY LOT 402-R11), PREPARED BY RLS No. 54, L.M. No. 68-FY91, Doc. No. 503915.

## **CERTIFICATE OF GUAM CHIEF SURVEYOR**

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE ANNOTATED, CHAPTER 60, ARTICLE 5, UNIFORM TRIANGULATION SYSTEM AND REGULATIONS THEREUNDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PAUL L. SANTOS, P.L.S. No. 68  
GUAM CHIEF SURVEYOR/CHIEF OF CADASTRE

## **CERTIFICATE OF GUAM CHIEF PLANNER**

APPROVAL PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 61, ZONING LAW AND CHAPTER 62, SUBDIVISION LAW

CELINE L. CRUZ  
GUAM CHIEF PLANNER

## **CERTIFICATE OF SURVEYOR**

I, NESTORIO C. IGNACIO, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT IS BASED ON A FIELD SURVEY MADE ON JULY 5, 2022 IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I FURTHER CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED ON THIS MAP.

Nestorio C. Ignacio  
NESTORIO C. IGNACIO, PLS No. 65

7/15/22  
DATE



REVISION	DESCRIPTION	BY	DATE	APPROVED BY	DATE

**DCAI**  
DURAB - C A M A C H I O  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL SERVICES  
GEOGRAPHIC INFORMATION SYSTEMS • CONSTRUCTION MANAGEMENT  
P.O. Box 2090, Tanning-Grove 96931, 288 F. Marine Corps Drive, Suite 201 Diamond Plaza  
Hagåtña, GU 96910-5191. Tel: (671) 473-7991. Fax: (671) 479-6155. SAIPAN: Calle Ives 100, P.O. Box 161, Saipan, MP 96950. (Citation: Palé, Yumbela, Ma's Building South of Saipan, Saipan 96950)  
Tel: (670) 234-5911 Fax: (670) 234-5912

## **LOT PARCELING SURVEY MAP**

OF

## **LOT 1, BLOCK 15, TRACT 2831**

MUNICIPALITY OF TALOFOFO

SEC. 3

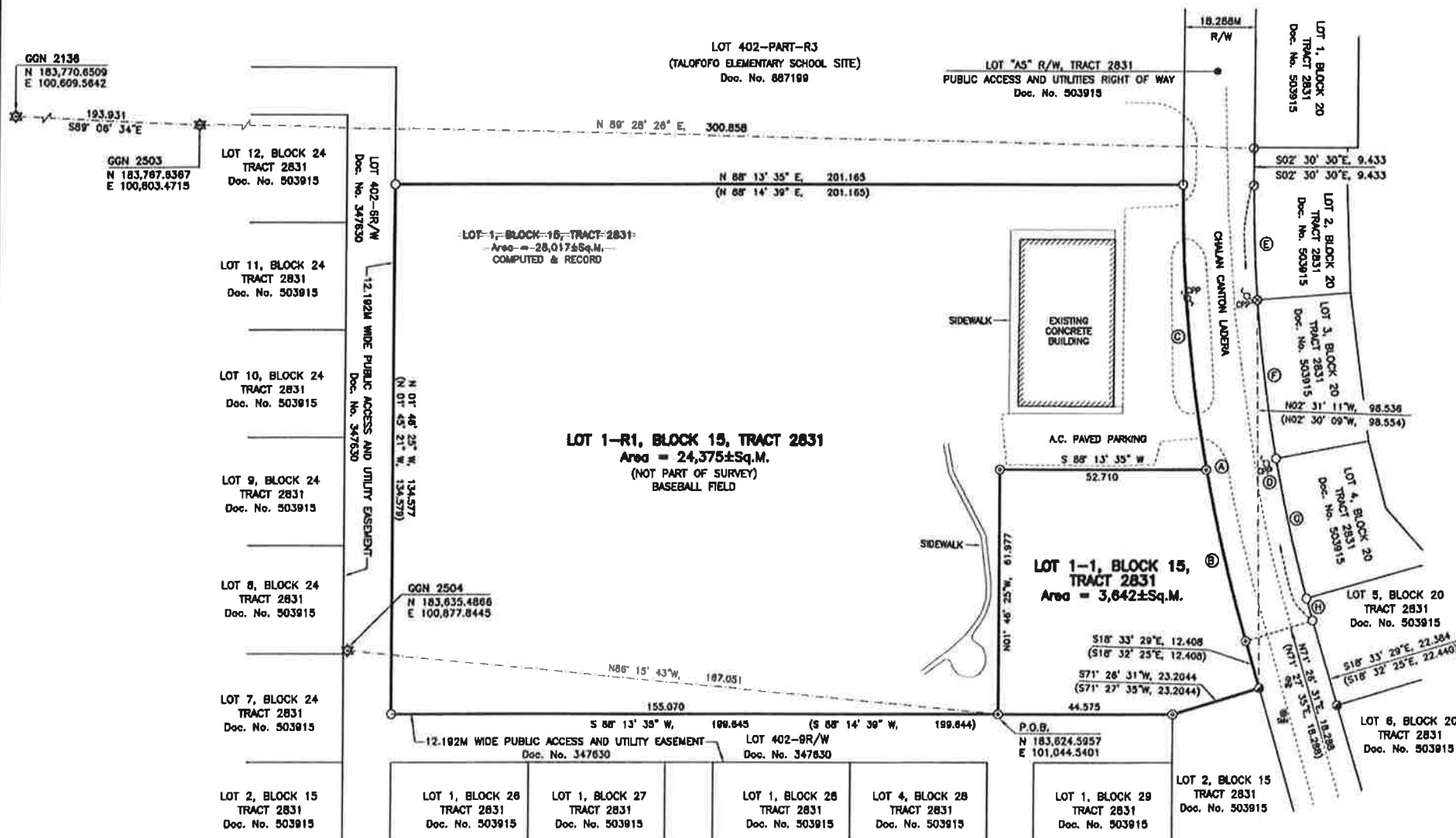
SURVEY DATA	DATE	LOT DATA
FIELD DCA & CREW	7-05-2022	BASIC LOT 402
BOOK DCAI-2022		CERT. OF TITLE No. 82049
COMPUTED CNB	MAY 2022	REGISTERED ON: JULY 28, 1978
DRAWN CNB	MAY 2022	IN THE NAME OF:
RESEARCHED CNB	MAY 2022	GOVERNMENT OF GUAM.
CHECKED NCI	MAY 2022	

SATISFACTORY TO & APPROVED BY:

S E E P L A N

OWNER: Doc. No. DATE

DWG No. DCAI-S-22-30 SHT. 1 OF 1 SCALE 1:750 L.M. CHECK No. ... -FY 2022



CURVE	Δ	R	L	Ch	ChB
A	16° 47' 04"	401.690	117.673	117.252	S10° 09' 57"E
B	06° 22' 16"	401.690	44.871	44.848	S18° 22' 20"E
C	10° 24' 46"	401.690	73.002	72.901	S06° 56' 48"E
D	16° 49' 56"	383.402	112.166	111.766	S10° 10' 31"E
E	04° 22' 17"	383.402	29.231	29.244	S03° 56' 42"E
F	08° 09' 00"	383.402		40.688	S09° 11' 07"E
G	05° 27' 02"	383.402		36.457	S14° 57' 07"E
H	00° 51' 47"	383.402		5.776	S18° 06' 31"E

GOVERNMENT OF GUAM - Department of Land Management  
Office of the Recorder

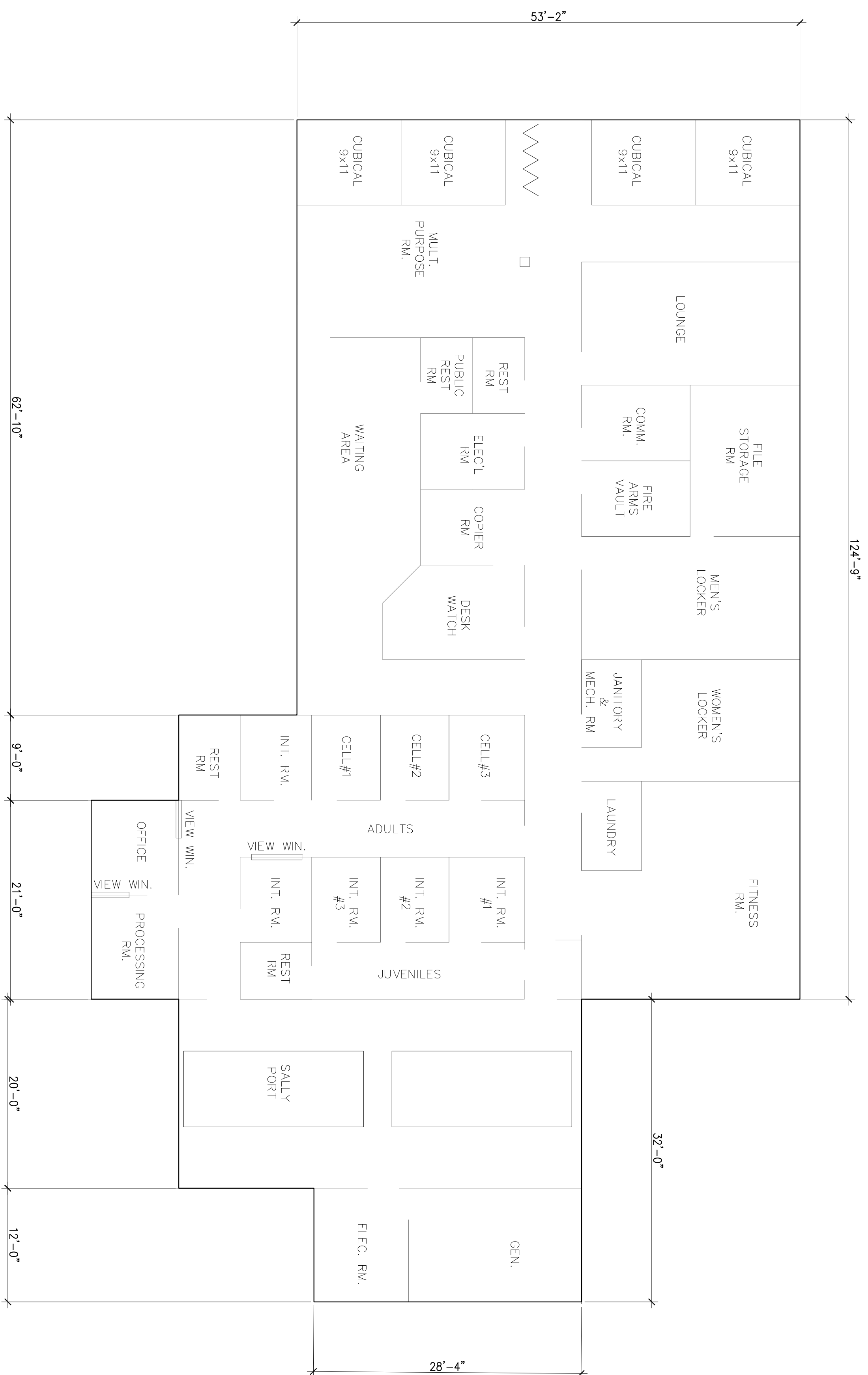
File for Record is Instrument Number

On the Year 20 \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ Time \_\_\_\_\_

Recording Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_

Deputy Recorded \_\_\_\_\_

**PRELIMINARY**



NOTE:  
ALL PERIMETER WALL AND  
PARTITION WALL IS CMU WALL

1	PROPOSED FLOOR PLAN
A-1	

SCALE: 1/8" = 1' - 0"

[illegible]



1

SD-1

SITE DEVELOPMENT PLAN

SCALE:

1"=30'-0"

APE = AREA POTENTIAL EFFECTS  
A1=0.857 ACRE

A3=0.253 ACRE

COORDINATE

13° 21' 08.18" N  
144° 45' 35.61" E

SEAL		DESIGNED BY:	PROJECT AND LOCATION:	
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.		DRAWN BY:	<div>GOVERNMENT OF GUAM</div> <div>GUAM HOUSING &amp; URBAN RENEWAL AUTHORITY</div>	
		CHECKED BY:		
		SUPERVISED BY:		
COC SEC./DIV. OF CIP DATE		APPROVED BY:	DATE	
SECTION MANAGER DATE		ENGINEER SUPERVISOR OF DIVISION OF CIP		DRAWER NO.
SCALE		SHEET CONTENT:		DWG. NO.
				SHEET OF



GRAPHIC SCALE

0 5' 10' 15' 20'

0 10 20 30

