



# GHURA

Guam Housing and Urban Renewal Authority  
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IFB#GHURA-09-28-2021-MAIN  
Section 8 Office Expansion in Sinajana  
ADDENDUM NO. 1  
October 13, 2021

**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 Bidding Documents.

Below are changes made to the bid specifications and requirements:

- 1. Bid submission requirements will no longer require Contractor Clearance only Contractor's License**
- 2. Liquidated Damages is reduced from \$350.00 to \$ 150.00**
- 3. See revised Scope of Work attachment**
- 4. Bid due date is extended from October 26, 2021 at 2:00 PM to November 01, 2021 at 2:00 PM**

**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, each Bidder is required to acknowledge receipt of this Addendum by signing, dating, and returning the Addendum by email to Sonny Perez at [sperez@ghura.org](mailto:sperez@ghura.org), Alice Jamaes at [alicej@ghura.org](mailto:alicej@ghura.org), and Greta Balmeo at [gbalmeo@ghura.org](mailto:gbalmeo@ghura.org). Failure to abide by the contents of this Addendum may render the Bid non-responsive

  
Sonny P. Perez, P.E.  
A/E Manager

Company Name: \_\_\_\_\_

Acknowledged By: \_\_\_\_\_

Date: \_\_\_\_\_

## SPECIAL CONDITIONS

### 1. PROJECT SITE AND DESCRIPTION:

The projects are located in the Ghura main office in Sinajana. See attached drawings for location. Project consists of design and construct of the new S8 office expansion (see drawings) 1<sup>st</sup> floor consisted of 2-interview rooms and 3-work stations, 2<sup>nd</sup> Floor consisted of 6-work stations. See Scope of work below and attached preliminary floor plans and building elevations for references.

### 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 time with 60 calendar days** upon receipt of the notice to proceed and shall submit two sets of copies of the final design calculation and approved drawings to GHURA. Within the period of 60 days, the contractor shall schedule a meeting for each of the following phases of design completion with GHURA, together with the Architect and Engineer for analysis and comments prior to final design approval.
- b. Construction Contract Period: **190 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 \$150.00 liquidated damages per calendar days of delay until the work is completed or accepted.

### 3. DESIGN AND CONSTRUCTION CRITERIA

#### 3.1 SCOPE OF WORK:

- a. The work consists of design and construction of the New S8 Office Expansion, including but not limited to site investigation, Site demolition, clearing and grubbing, earthwork, grading, minor landscape, drainage, complete and usable with all the necessary utilities, site improvements and structures as required.
- b. The contractor shall retain the services of a Professional Architectural & Engineers 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 new homes.
- c. Design and construction shall be new reinforced concrete roof and slab on grade structure with concrete masonry unit (CMU) walls. The alternative systems design must be insurable and shall meet all applicable building code, fire code and local code.
- d. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 170mph, Exposure "C". Seismic forces-per IBC 2009 edition.
- e. See attached Preliminary architectural floor plan, sections and building elevation.
- f. Construction completion, units must be occupancy ready, all utilities shall be connected.

#### 3.2 ITEM OF WORK

- a. DEMOLITION: Removal of existing window and demolition of existing window curb.  
Partial demolition of existing roof overhang and slab on grade. Remove existing wash

basin and cap existing waterline at existing building corner adjacent to generator room. Existing catch basin to be demo, existing drain pipe to remain for new catch basin as required.

- b. NEW FLOOR: Shall consist with ceramic floor tiles and four (4) inches high ceramic wall base at all areas.
- c. WALLS: All wall shall be Plaster and Paint finish (new & existing wall surfaces). Existing wall opening shall reinforced concrete infill with epoxy anchors to existing wall.
- d. ROOF: Slope new roof 1/4in per foot towards the front of the building and provide new 4" dia. drain pipes with concrete splash box, provide elastomeric roof coating "Fluid applied urethane roofing system, "Multi-Thane 4556-60 Mil , provide new stainless steel metal flashing (20ga.) continues throughout the entire joint between existing and new building connection, seal all joints water tight.
- a. ELECTRICAL: Provide new electrical sub-panel and electrical raceway connected to existing electrical system, contractor shall field verify and ensure load are equally balance prior to new electrical panel connection. Provide 2x4 Fluorescent light fixtures, 2x4 Fluorescent light fixtures with emergency ballast, EXIT Light with emergency ballast, all light fixtures shall be ceiling mounted. Provide outlets 1each per work stations and 1each per interview rooms. 1 each Communication raceway per work stations and 1each per interview rooms. The contractor to coordinate with GHURA's MIS division on all Communication point of connections and locations.
- b. MECHANICAL: Two 18,000 BTU each for 1<sup>st</sup> & 2<sup>nd</sup> floor, Air-Cooled Condensing Units & Fan Coil Units. The ACCU Units to be mounted at top of roof on concrete pad and secured with stainless steel diagonal tie down straps, and the FCU shall be ceiling mounted. All air condition shall consisted with "Air Purifiers" Provide new Exhaust fan (ceiling mounted @ 1<sup>st</sup> floor only) with light control 1each at the interview rooms.
- c. INTERVIEW ROOMS: shall be design for ADA compliance, counter top (Formica finish) with window between client and interview clerk (New window types and counter top finish to match existing in-kind. Contractor to field verify).
- d. DOORS: Office Door shall be 36" wide solid core wood door with level type keyed lock. Interview rooms (at the client entry) doors 36" wide with privacy lever type handle and 4in wide x 16in high window view. (New doors type to match existing in-kind, Contractor to field verify). Sliding Door shall be 48" wide with fixed window view 4"wide x 16in high.
- e. MISCELLANEOUS: Existing wall mounted vent for existing range hood to be extended to new wall surfaces, provide new wall cap vent. Provide new roof coating & 2"insulation at under roof slab.
- f. SITE GRADING: Finish floor slab shall be 6inches above finish grade. Slope finish grade 2% away from building and provide earth swale with 1% slope to daylight. New drainage system shall comply with EPA requirements.

3.6 SOIL INVESTIGATION REPORT: The contractor shall consult with soil engineer to secure the Required soil report. Soil investigation and report will be at contractor's cost.

3.7 LANDSCAPING: The landscaping required shall consist of placing 4" thick topsoil. Bermuda grass should be at least 1" high prior to final acceptance. Planting of trees and shrubs are also required.

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

GENERAL NOTES:

1. Drawings provided are preliminary drawings for Bid purpose only and shall not be used for construction document. Contractor shall obtain Registered Architect & Engineer to provide assessments to the existing building condition and construction documents and to comply with Guam Design Codes and Guides References for building permit.
2. Contractor shall field verify existing site condition, dimensions and scope of work prior to bidding. Contractor to notify contracting 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 proper 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.

I. DESIGN CODES/GUIDES AND REFERENCES

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

- a) Building Law, Title XXXII, Government Code of Guam

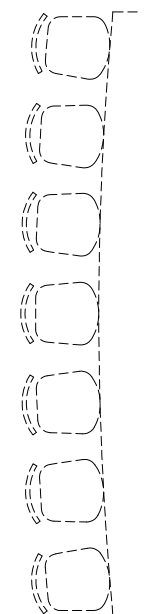
- b) International Building Code (2009 Edition)
- c) International Mechanical Code (Latest Edition)
- d) International Plumbing Code (Latest Edition)
- e) National Electrical Code (NEC-Latest Edition)
- f) National Electrical Safety (NESC –Latest Edition)
- g) Life Safety (Latest Edition)
- h) International 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 Storm water Management Manual
- p) All other codes, regulations, technical publications and design manuals applicable in the performance of this RFP.

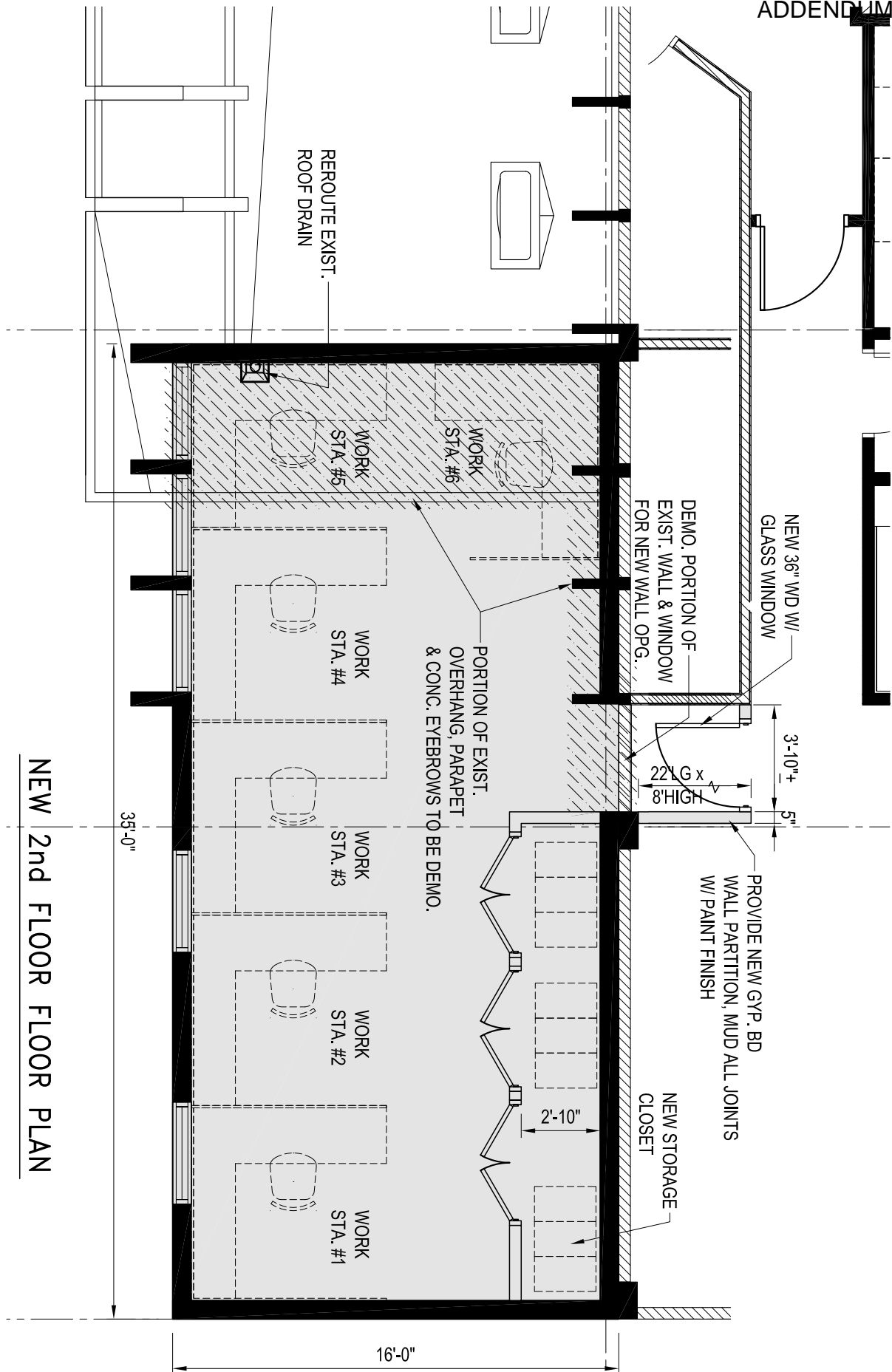
II. GOVERNMENT REVIEWING AND APPROVING AGENCIES:

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

III. DISPOSAL:

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





NEW 2nd FLOOR FLOOR PLAN

