



# GHURA

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GHURA-23-13;  
Renovation of Eight (8) Guma Trankilidat Units  
**ADDENDUM NO. 1**

April 17, 2023

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. To Change the unit numbers from B6, C2, D2, F1, J4, H1, H2, and H3 to A4, D1, D4, D5, E3, E4, J3, and J5 .
2. See attached revised Scope of work and Site plan.

## 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

# SPECIAL CONDITION

## Addendum 1

## BASIC BID

- PROJECT SITE and DESCRIPTION: Project is located on Tumon, Guam (see attached Vicinity & Location Map),
- I. project scope of work is to up-grade existing Kitchen and bathroom on **8-Typical Units**. See scope of work below and attached drawings.
  - II. TIME OF COMPLETION: The work shall commence at the time stipulated in the Notice to Proceed and shall be fully completed within the time frame of **160 Consecutive Calendar days** (8-units at 20-calendar days per unit.)
  - III. 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 the Housing Authority the sum of \$50.00 liquidated damages, per calendar days of delay until the work is completed or accepted.

SCOPE OF WORK for UNITS A4, D1, D4, D5, E3, E4, J3, J5		
Item	Descriptions	Remarks
	<b>KITCHEN</b>	
<b>A1</b>	Existing metal stud gypsum board (6'high x 1' long.) adjacent to front entry door (interior of building) to be replaced with new metal stud w/ 1/2inch thick cement board @ all sides.	
<b>A2</b>	Existing base cabinets to be demolished and disposed. Provide new base cabinet, base cabinet layout (Dimensions) shall match existing in-kind. Cabinet frames (vertical & horizontal) shall be 2" in x 2" in x 11gauge (.120") Steel Square Tube, all joints shall be full weld primer painted (gray color). Counter top shall be 3-layers of 1/2" in thick cement board, bond (Thin-set mortar) between each cement board, fasteners (1/4" in stainless steel countersink screws) at 12" in maximum on center, ceramic finish top of counter and bullnose at all edges. Cabinet side end walls shall be 2-layer of 1/2" in thick cement board, bond (Thin-set mortar) between each cement board, fasteners (1/4" in stainless steel countersink screws) at 12" in maximum on center. Shelves, cabinets and doors shall 3/4" in thick wood. (See general notes for casework details)	
<b>A3</b>	Existing overhead cabinet at top of refrigerator only to be replaced with new in-kind. Overhead cabinets other areas to be refurbished. (See general notes for painting over formica cabinetry)	

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**BASIC BID**

<b>A4</b>	New stainless steel sink (double compartment, 8"deep) shall consisted with new lever type faucet, new p-trap drain, new hot & cold water supply hoses & angle valves (1/2" x 1/2").	
<b>A5</b>	Existing range hood to be removed and replaced with ducted range hood assembly. Provide 4" dia. Galvanized dust, fabricated through top of cabinet and directly to outside wall. Duct to be enclosed by 1/4" cement board on metal frame from top of cabinet to bottom of ceiling. Core wall and install vented discharge for duct. Single-pole light switch to be installed under upper cabinet to right of stove as master switch for light and fan.	Work to include: A1, A2, A3, B1, B2, B3, B4 B5, B6, C1, C3, C4, D3, D5 & D6
<b>A6</b>	Replace entire panel box assembly and install with 100A capability. Contractor to repair any wall damage incidental to panel replacement. Salvage all existing panel circuits and return to property site manager or maintenance.	Applicable only to units: A4, D1, D4 and D5
<b>A6 (A)</b>	Replace all light switches and electrical outlets and covered plates to new. New cover plates shall be flexible vinyl type. Replace all light fixtures to clear/opaque diifusers that can be removed without the use of tools.	Submit materials for approval
<b>BATHROOM</b>		
<b>A7</b>	Existing grab bars to be removed completely. Provide new "Grab Bars", install new grab bars in compliance UFAS standard. Ensure new grab bar's locations is consistent with reinforced block for grab bars anchoring system.	
<b>A8</b>	Existing Lavatory sink to be removed and reinstalled to meet Uniform Federal Accessibility Standard to Comply with mounting height. Provide new accessories including p-trap and mounting bracket. Faucet to be lever type non-corrodible metal.	
<b>A9</b>	Remove existing water closet & assembly. New water closet shall be ADA compliant, work to include flush assembly, toilet flange & wax, and 1/2"X1/2" angle valve.	
<b>A10</b>	Existing mirror with medicine cabinet to be removed and replaced with new. Mounting height shall be 40" in maximum from top of floor to bottom edge of mirror.	

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<p><b>A11</b></p>	<p>Existing light fixture, toilet paper tissue holder and towel bar to be removed and replaced with new in-kind. New tissue holder shall be mounted 19" in clear top of floor to center of tissue holder. And towel bar holder shall be 33" in ~36" in clear from top of floor to centerline of towel holder. 'Call for Aid' device to be removed and blank cover box.</p>	
<p><b>A12</b></p>	<p>Existing shower valve assembly to be removed and replaced with new in-kind. New shower valve location per Uniform Federal Accessibility Standard, comply with mounting height. Handle to be "Lever Type". New shower fixtures to protrude beyond ceramic wall finish.</p>	
<p><b>A13</b></p>	<p>Existing bath tub to be removed and disposed. Convert shower area to a shower stall. Existing bathroom floor tiles to be chipped and elevated with 2% slope from bathroom entry to shower drain (slope to drain). Remove and replace ceramic tiles at floor, shower deck and shower walls. Match existing tile layout in kind. Floor tiles to be non-skid type. Submit samples for approval.</p>	<p>Bathtubs at D1, E3, J3, &amp; J5</p>
<p><b>A14</b></p>	<p>Existing Pipe chase between bathroom and kitchen to be removed completely and replaced with new. New Pipe chase shall be consisted of metal frame stud (match existing) at 12" in O.C. with 1/2" in cement board (both sides &amp; full height), with new reinforced concrete curb 6" in high x 5" in wide with 2- #4 continous horizontal bars and #4 epoxy dowels at 12" in o.c. Wood blocking for grab bars supports, ceramic tiles, new bottom metal runner and vertical stud. NOTE: Inspection required to all installed plumbing within pipe chase area, prior to placement of 1/2" inch cement board. Cement board joints shall be reinforced with mesh, spackled, primer and paint (semi-gloss) to all areas, color to match existing.</p>	
	<p><b>OTHERS</b></p>	
<p><b>A14</b></p>	<p>Provide new 3/4" in ball valve curb stop 6" in after main water meter box with appropriate encasement. New valve curb stop shall be AY McDonald 3/4" FIP x FIP Ball Valve Curb Stop or approved equal. with 12" wide x 16" long x 12" deep PVC enclosure and access cover.</p>	

**Addendum 1****BASIC BID**

<b>A15</b>	Existing exterior storage doors & jambs at building rear to be completely removed and replaced New. New doors & jamb shall be Aluminum type, fasten jamb to existing wall, provide new 3-hinges, level type handle and door stopper.	
<b>A16</b>	Bedroom & Linen closets remove all wood sheeves, over layer with 1/4in. cement board fasten to existing metal studs all joinery shall be mesh tape spackle completely and paint. install new sheelves solid core doors. Provide complete new painting at all arears.	
<b>A17</b>	Existing common gypsum board walls (between bedrooms and living area), repair damaged gymsum board (where occurs) and provide new 1/4in. cement board over layer eachface, fasten board to existing metal stud, all joinery shall be mesh tape spackle completely and paint.	assumed damaged repair 150sf for all units.
<b>A18</b>	Remove and replace vinyl floor tiles throughout unit and apply 2 coats wax. New tiles to match existing, provide new cove base.	
<b>A19</b>	INTERIOR STORAGE at kitchen/livingroom corridor to be completely removed and provide new wood storage. New storage dimension and layout to match existing in-kind, all plywood shall be 3/4in thich, 2x4 wood frames, doors shall be solid core doors. New wood storage frames shall be termite treated and kiln dried (KD) with paint finish.	
<b>A20</b>	Complete INTERIOR PAINTING at all areas, walls color shall be Paint Code SW1095 (semi gloss) and ceiling shall be SW1004 (flat).	
<b>A21</b>	Replace all interior lopcksets to lever-type.	
<b>A22</b>	Replace 3/4" gate valve for water heater	

**NOTES:**

- 1 Field verification; Contractor shall field verify existing condition & dimensions 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.

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## **BASIC BID**

2 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.

Prior to commencement of new work, protect all areas and/or adjacent surfaces. Adjacent surfaces found damaged during construction work shall be restored to original condition with no additional cost to Housing Authority.

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. Prior to commencement new work protect all areas and/or adjacent surfaces, restore damaged work to condition existing prior to start of work.

4 Temporary facility; Manager Unit (see site plan) will be available and used for tenant temporary living unit. Contractor to clean unit and ensure all plumbing & electrical fixtures at all areas are in working condition prior to tenant occupancy. Prior to start of work contractor assist tenant into manager unit for temporary relocation and removal of personal belongings into manager unit and moving back to permanent tenant unit after all work is completed. Work time of competition per unit shall be 15-calendar days.

5 Finish Material; Contractor to submit all finish materials to Ghura for review and approval prior to material installation.

Addendum 1

RENOVATION OF 8-UNITS  
(SHADED YEL):  
A4, D1, D4, D5, E3, E4, J3  
and J5

Provide new Rangoon with  
exhaust ducting directly thru  
exterior wall, UNITS: A1, A2,  
A3, B1, B2, B3, B4 B5 B6, and  
C1, C3,



EXISTING SITE PLAN  
NOT TO SCALE