



GHURA

Guahan 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



IFB-GHURA-24-14 GPD Eastern Substation, Talofof, Guam Response to Inquiries No. 2

This Addendum and Response to Request for Information (RFI) is issued to modify the previously issued bid documents and/or given for informational purposes and to the extent the responses below modify the bid documents, please treat them as an amendment to the Bid. The following responses are in response to RFIs received from potential bidders on November 11, and 12, 2024.

REF:	QUESTION/ INQUIRY AS SUBMITTED:	GHURA RESPONSE:
Questions from November 11, and 12, 2024.		
1.	Specifications-Paragraph under “Design Submittal Schedule”, Calls for a 60% Design Submittal: No later than 60 calendar days following the construction award date. What about the due dates for 100% (or 90%) and final design submittal? Can have these due dates? How many days can we expect to get a response to the 60%?	1. See attached Design Schedule.
2.	Can we get a topographical survey map of the existing proposed property that the substation is to be built on?	2. Please see: Under base bid 1: Civil site requirements, Page 77 Topographic Survey is part of Scope of work.
3.	Is it possible to get copies of the material specification for the Sinajana Facility as also a reference for us to generate a cost bid estimate?	3. See GHURA website for upload Material Specification for reference only.
4.	The SOW includes a ponding basin. Will the ponding basin cover only the drainage from the	4. The ponding basin will cover the drainage from ONLY the new substation/site.



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	<p>new substation/site, or will the drainage from the adjacent gym and sports field also need to be considered? (Is there an existing ponding basin or drainage system covering the stormwater from the gym and sport field, and/or does stormwater from the adjacent facilities drain towards the project site?)</p> <p>5. This shall serve as a formal request for a 15-day extension to IFB GHURA-24-14 Guam Police Department Eastern Substation. As this is a Design Build project, additional time is requested so we may coordinate with our team for the design and subsequent pricing as required and detailed in the Bid Schedule.</p> <p>6. Please confirm IBC version to be used; Design Codes/Guides and References states IBC 2009 Edition while Design Criteria states IBC 2018.</p> <p>7. Please confirm that the approximate total enclosed area of the facility is +/-6,552sf.</p> <p>8. Please provide lot map with legible lot/boundary bearings for reference.</p> <p>9. Please confirm 60% Design Submittal is no later than 60 calendar days from Notice to Proceed.</p> <p>10. Please confirm location of Evidence Locker. What is the approx. SF and what are the requirements (e.g. pass-thru window & counter)?</p>	<p>5. Referenced IFB- GHURA-24-14; new bid opening is scheduled for Monday December 12, 2024 at 2:00 p.m.</p> <p>6. IFB documents state using IBC 2018 and ASCE 7-10. See Design and Construction Criteria. See page 75.</p> <p>7. As per IFB documents the area of enclosed facility is approximately A=6,552 sf. See Design and Construction Criteria. See page 75.</p> <p>8. See Bid Packet on page 87 for lot boundary plan.</p> <p>9. Please follow Design Submittal Schedule. See Attachment.</p> <p>10. Evidence Locker and File Storage can be placed along Lounge area and the door facing to hallway. Approximate area</p>
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<p>11.</p> <p>12.</p> <p>13.</p> <p>14.</p> <p>15.</p> <p>16.</p> <p>17.</p> <p>18.</p>	<p>Please confirm number/ quantity of future workstation @ multi-purpose room to account for the number/quantity of floor-mounted outlets.</p> <p>Please confirm if an operable partition is required to close off the multi-purpose room when necessary.</p> <p>Please confirm location of Administration offices for the Operations Sgt & Admin Sgt.</p> <p>Please confirm location of File Storage. What is the min. SF?</p> <p>Please confirm if generator has fuel storage requirements. If so, for how many days/hrs.?</p> <p>Please confirm parking stall count at parking lot is per end-user requirements. Please note that architect's zoning review per DLM zoning requirements will govern if parking stall count is found insufficient.</p> <p>Please provide number of employees as basis for parking stall calculations.</p> <p>Please confirm if Sally Port Roll-up doors (RUD) are automated with manual override features.</p>	<p>will be 80 to 100 sf minimum.</p> <p>11. The quantity is 4 future work station at multi-purpose room.</p> <p>12. Wall partition is not required.</p> <p>13. Administration offices is where the 4-cubicle are located.</p> <p>14. File Storage and Evidence Locker Room, can be place on lounge area, which is approximately 80 to 100 sf.</p> <p>15. Minimum of 3 days.</p> <p>16. Contractor is responsible to consult an architect for stall count and meet applicable code requirements. Note: All plans are for conceptual and reference only. However, end-user requested 40 parking stalls.</p> <p>17. GPD has a minimum of 10 employees.</p> <p>18. The width of Sally port shall have a minimum width of 20 ft wide. Roll-up door shall be 18ft wide minimum.</p>
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19.	Please provide performance specifications for reference.	19. This is a Design Build Project; Design of Record will be responsible to provide specification as per SOW and meets requirement based on latest applicable code
20.	Please confirm the intent of the rear driveway if it is for two-way-traffic. Driveway clearance is only 16'.	20. The minimum width should be 24 ft wide for driveway. Note plans are for conceptual drawings only.
21.	Please confirm size of workstation cubicle.	21. The size is 9'x11' cubicle, however it can be adjusted. Contractor to coordinate with the end user. All outlet and communication shall be considered on the design.
22.	Please confirm if gypsum board with security mesh is acceptable in lieu of CMU interior walls.	22. All partition wall are CMU walls.
23.	Please consider bid deadline extensions of 2 weeks.	23. Referenced IFB- GHURA-24-14; new bid opening is scheduled for Monday December 12, 2024 at 2:00 p.m.



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Bidders are also notified to visit GHURA website: www.ghura.org to ensure that addenda to the bid, answers to questions, and reminders are communicated to all bidders throughout the solicitation process.

Nov 22, 2024
Date:

Sonny P. Perez
Sonny Perez
Architect and Engineering Manager

CONCURRED:

11/22/2024
Date:

E. F. Napoli
Elizabeth F. Napoli
Executive Director