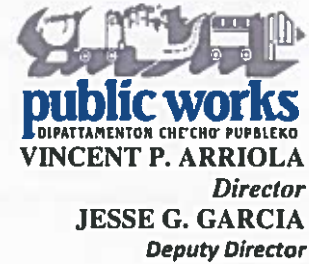




The Honorable
LOURDES A. LEON GUERRERO
Maga' Håga • Governor

The Honorable
JOSHUA F. TENORIO
Sigundo Maga' Låhi • Lieutenant Governor



VINCENT P. ARRIOLA
Director
JESSE G. GARCIA
Deputy Director

February 25, 2021

**NEW MULTI-PURPOSE RECREATION / EMERGENCY CENTER
FOR CHALAN PAGO-ORDOT (DESIGN-BUILD)**

PROJECT NO.: 600-5-1021-F-CPO

ADDENDUM NO. 3

This addendum shall form a part of the contract documents. Failure by any bidder to acknowledge receipt of this addendum in his bid shall be grounds for disqualification of his bid.

I. CLARIFICATIONS;

Question from BME & SONS, INC.

1. Per SOW, the approximate interior building area shall be approximately 30,000 square foot but based on provided draft DCIP approved plan, it is approximately 25,500 square foot only. Since the required floor area of every rooms are clearly specified, can we use the "draft approved plan" as a reference?

Answer: *NO. Prospective bidders shall NOT use the "specified" floor plan to define the "final" square footage of the approved plan of "interior" spaces listed in the "Invitation for Bid", General Statement of Work (GSOW), Sections I thru XI, SPECIFIC SCOPE OF WORK REQUIREMENTS. (Ref. pages GSOW-1 thru GSOW-8).*

This is a Performance Based "Design-Build" Bid, in which the bidders shall include all cost associated with the "development of Plans, Specifications & Estimates, and Construction" of this new Multi- Purpose Recreation / Emergency Center. The "BASE BID ITEMS" are: a) Design Cost [Architectural & Engineering fees] and b) Construction Cost. Accordingly, the contractor awarded this project will be responsible for performing and completing the Architectural & Engineering (A&E) Phase of this project, which also makes the selected contractor responsible for ensuring that the allocation of space is proportionate and adequate for the intended use of "each" space defined within the GSOW and conforms to all required building codes, sound engineering concepts and appropriate design standards.

By providing the "draft floor plan" to prospective bidders, the government (Chalan Pago-Ordot Mayor's Office) was portraying their envisioned "flow and orientation" of spaces listed in the Specific Scope of Work Requirements. It will be the bidder's responsibility to investigate, study, and affirm that the square footage estimated for the GSOW spaces conforms to the minimum design standards & applicable building codes. That this information and validation of design will be necessary in completing the Architectural & Engineering (A&E) Phase of this project and preparing the construction documents to apply for the required permits to begin construction. Additionally, it will be the responsibility of the bidder to highlight any "required" space(s) that might not be listed within the GSOW; but is determined by the bidder to be "required" space to meet building code requirements in the "final" design.

2. Please clarify what is the intent of Item#15, Exterior, Events Area (Roof Top), (a) covered Pavilion, Plater Boxes in GSOW Design Requirements.

Answer: *Useable space managed and under the jurisdiction of District of Chalan Pago-Ordot Mayor's Office is extremely limited for "community" activities & events. Historically, evidence has also shown the need to occupy "parking spaces" when an event or activity is held within the existing Community Center (social hall).*

This Event Area (Roof Top) is intended to eliminate future use of parking spaces as an "Event" area (space). The Mayor's Office believes; by taking advantage of the "elevation" difference between the existing social hall and the lower "roof top" of the new Multi-Purpose Recreation / Emergency Center, we can add this rooftop area to our total inventory of useable "event" area space. That adding a covered Pavilion on the rooftop would also allow this area to be used "independent" of any other available "event" space within our developing Mayor's Complex.

With the addition of "Planter Boxes" along the perimeter of this rooftop event area, we can substitute these boxes for the perimeter "railings" that would otherwise be required to meet building code standards. These planter boxes can then be used to promote green space initiatives, to include assigning "farm-to-table" green space to interested residents in the community.

3. Per GWA any increase in water meter size due to new development will be subjected to System Development Charge, please advise what is the existing water meter size? What is the existing water meter number?

Answer: *Existing Water Meter size: 2-inch. Water Meter Number: 7012990. Additional information includes: 1) Customer Name: Mayors Council of Guam; 2) Account No. 5393500000; and 3) Service Location: Chalan Pago Baseball Park, Chalan Pago*

Responsible for the centralized payment of water and power for all nineteen (19)

municipalities and the Mayors' Council of Guam Office(s); the Mayors Council of Guam will remain the GWA account holder, after the new Multi-Purpose Recreation / Emergency Center is constructed and an occupancy permit is issued.

4. Please confirm if the equipment and furnishings listed below shall be considered part of the bid price proposal?

Answer:

- b. Gym Equipment: NO.*
- c. Athletic Equipment (For Weight Room): NO*
- d. Metal Lockers: YES*
- e. Mirrors (for Multi-Purpose and Weight Rooms): NO*

5. For Collateral Equipment's, please clarify Air conditioning Units/Exhaust Fans are indeed part of the list and this is for the entire building facility?

Answer: *The Air Conditioning Units/Exhaust Fans are **NOT** normally considered "collateral" equipment. Typically, the Heating, Ventilation, and Air Conditioning (HVAC) system is deemed a part of the **"Work Breakdown Structure"** and is considered a critical & integral component for code compliance.*

However, we do plan to equip the: 1) Two (2) General Purpose Rooms, 2) Training/ Childcare Room, 3) Weight Room, and the 4) Main Vestibule Area with a secondary A/C, split-unit. This should be added and priced with the listed collateral equipment for this facility.

6. For CCTV/Security system, please provide number of camera and its approximate locations.

Answer: *The number of cameras and the locations for the placement of the CCTV/Security system has NOT been performed (calculated). The bidder can propose and include in their calculations the number of cameras "recommended" and the approximate locations for these cameras, since provision in the A/E Design must include conduits for the installation of a CCTV/ Security system throughout the entire facility. "Drop ceiling" space can be substituted for assigned CCTV conduit, when mapping out the wiring and mounting of CCTV cameras.*

For planning purposes, the location of cameras should include, at a minimum, the following areas: 1) All Exterior Access points; 2) all Hallways/Corridors; 3) Entry/Vestibule area; 3) Recreation Office; 4) Multi-Purpose Court area; 5) Laundry Room area; 6) Weight Room area; 7) Three (3) Multi-Purpose Room areas; 8) Theater/Stage area; 9) Stage Workshop area; 10) Stage Storage area; and 11) Event Roof Top area.

7. For Generator, will the generator be fully back up including air conditioning units?

Answer: *YES. We anticipate that the facility will have established "Zones" and that a separate generator and HVAC system would support corresponding zones. As a designated "Mass Shelter" site, the overall design of this facility must ensure that generators will power the entire facility, to include the HVAC systems. The minimum generator requirements and the installation of any back-up water storage tanks/systems will be coordinated with Guam Homeland Security/Civil Defense, since these components are primarily being added to ensure that this facility can be used during declared emergencies. Funding for these proposed generators and water storage tanks will be requested from Guam Homeland Security/Civil Defense and will not be added as a direct cost for the construction of this facility; however, provisioning to "add" these items must be incorporated into the "final" design.*

8. Will the multi-purpose court be used for tournament or just for recreational purposes only? Illumination level for tournament use will be higher than for recreational use.

Answer: *Tournament use. To enable the Chalan Pago-Ordot Mayor's Office to generate funds for the long-term maintenance of this facility, efforts will be made to generate "rental" income by allowing revenue generating sporting events, social events, & public activities to take place in this new facility.*

9. Is stage lighting required? If so, please elaborate detail requirements."

Answer: *NO. However, it is important to note that the selected contractor will be required to include in the final design documents; minimum provisions for conduits, hook-ups, and lighting mounts that will prevent the laying of cables along open spaces, which could potentially create a "tripping" hazard during events that require stage lighting and additional sound systems. This is also intended to eliminate or reduce the future jury-rigging of this new facility, knowing that there will be a need to install "temporary" stage lighting and sound systems when public performances are held in this building.*

If carefully planned, we believe that the connections and control of these temporary systems can be done within the planned "Announcer Booth / Control Room" listed within our "Scope of Work". That the recommended location of this "Announcer Booth / Control Room" would be above the Multi-Purpose Court, with access from the Roof Top Event Area.

10. For Communication works, please clarify the below concern;

- a. Are we to provide provision for both GTA and Docomo lines?

Answer: *NO. It is our intent to "bundle" the Communications requirements*

for this new facility (i.e. telephone, cable-TV, and Internet). Accordingly, a single conduit system for "Communications" should suffice, which would be used by the contractor awarded a bid for supplying communications to this new facility.

- b. Will public address system be required for the entire facility?

Answer: NO. The public address system implemented into the design of this new facility will be for the Multi-Purpose Court and Stage areas, only. We anticipate "wall mounted" speakers that would be controlled from the "Announcer Booth / Control Room". Secondary control (usage) of the Public Address system would be the Recreation Office.

- c. Is item b above just empty raceway system only?

Answer: YES, for this "Phase" of the Project. However, as a "Multi-Step" Bid, the cost to purchase and install a public address system for the Multi-Purpose Court and Stage areas may be included with the "FINAL" bid, as an "additive" Bid price. All "ADDITIVE" bid pricing included with your company's bid submission, solicited or unsolicited, will be reviewed and may be approved based on the availability of funding, throughout the duration of this project. This would include the "additive" Bids for 1) Construction of a walkway between the Community Center and Rooftop Event area, 2) design and construction of a New Parking Lot with all grading and drainage, and the 3) Existing parking lot reconstruction.

Although "additive" bid pricing for proposed "Finishing, Furnishing, and Equipment" (FF&E) is not specifically addressed in the IFB, bidders may include pricing for items they would recommend, as a funded component of the FF&E. Final approval of the purchase and installation (or construction) of these "additive" items will be considered, should additional funding become available.

Under this IFB for the "Design-Construction" Phase of the Multi-Purpose Recreation / Emergency Center project, current approved funds ("the budget") is specific to the "Design- Construction" of this new facility. Federal Grant funding only allows for the purchase of "collateral" equipment deemed necessary for the final occupancy. That all allowed costs in this IFB must conform to the approved Federal Grant funding from the Office of Local Defense Community Cooperation (OLDCC), Department of Defense, under OLDCC (formerly OEA) Award Number: CIP1273-20-01, Federal Award Identification Number (FAIN): HQ00052010079, authorized under the Statutory Authority: 10 U.S.C. 2391(d) and the Fiscal Year 2020 Consolidated Appropriations Act; a Federal award dated September 17, 2020, CFDA Number and Title: 12.600 Community Investment.

If throughout the duration of this "Federal Grant" project Phase, additional

“direct funding” is not identified for all or a portion of the “additive” tasks (projects) identified in the IFB, a separate bid will be prepared and announced to perform any remaining “additive” tasks when additional funding is secured. This would also include the procurement, purchase, and installation of FF&E planned for use in this new facility in accordance with GovGuam Procurement laws & regulations.

- d. Where is announcer booth located?

Answer: *Above the Multi-Purpose Court with access from the Rooftop Event area.*

- e. Is item d above just for the multi-purpose court only or for the entire facility?

Answer: *The “Announcer Booth / Control Room” listed in the GSOW is in direct support of the Multi-Purpose Court and Stage area, only. It will be the central control point for sports tournaments, stage performances, and other public events (e.g. school promotions) held within the Court/Stage area.*

- f. Is LAN required on this project? If so please indicate which rooms are required with LAN.

Answer: *We anticipate that a Local Area Network (LAN) will be implemented within this new facility. The rooms that will be a part of the LAN, include: 1) Recreation Office [location of server/firewall, router] and other needed peripheral devices; 2) Announcer Booth (workstation); 3) 2-General purpose (both) rooms; and 4) Training/Childcare Room.*

- g. Please indicate which room will need cable TV and voice (telephone outlets).

Answers:

- 1) Recreation Office: Voice; and*
- 2) Announcer Booth Voice; and*
- 3) 2-General purpose (both) rooms: Cable-TV; and*
- 4) Training/Childcare Room: Voice and Cable-TV; and*
- 5) Weight Room: Cable-TV.*

11. Public Works is adapting NEC 2008. Please confirm if we will adapt the latest edition of NEC.

Answer: *Yes*

12. What is the purpose of the rooms behind the stage?

Answer: *The room behind the stage is categorized as a “Workshop” in the*

draft floor plan or "Workshop Area" as listed in the GSOW. This will be a workshop used to construct props for any stage production or event held at this new facility. It will also be used for training purposes, in teaching residents' safety and the proper use of power tools, general carpentry skills, and other programs to promote skillsets in support of Guam's construction workforce.

The functionality of this new facility was heavily patterned from the design and functionality of the Father Duenas Memorial School Phoenix Center. Before his passing, Principal & Athletic Director Anthony "Tony" Thompson gave the Mayor of Chalan Pago- Ordot and members of his Municipal Planning Council a detailed tour of the Phoenix Center, approximately 35,000 square feet in area. After completing this tour, the Mayor and village Council worked on creating a similar "floor plan" that provided our facility with many of the same "functional" advantages of the Phoenix Center. The other main decision factor relative to the proposed floor plan, was to keep the footprint of this new facility within the "previously disturb areas" surrounding our outdoor basketball court, outdoor tennis court, and restroom facility, which is estimated to be approximately 30,000 square feet or 0.7 acres.

13. Please advise the "Cost Range" for this bid project.

Answer: Estimated Cost Range: \$5.0M to \$6.0M.

We have estimated that the Bids for the "Design" (A&E) and "Construction" of this new Multi-Purpose Recreation / Emergency Center, approximately 30,000 square feet, should fall within \$5.0M to \$6.0M. That awarding the "Design-Build" to a single contractor and the use of H2-B Visa workers on this Department of Defense approved project, should encourage a substantially competitive Bid pricing for this new facility.

-END OF ADDENDUM-



VINCENT P. ARRIOLA

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Request for Information (RFI 02)

DATE: 02-19-21

ATTENTION: Mr. John F. Calanayan

COMPANY: Department of Public Works

PROJECT: 600-5-1021-F-CPO New Multi-Purpose Recreation / Emergency Center for Chalan-Pago/Ordot (Design-Build)

THE FOLLOWING INFORMATION:

SPECIFICATION

DRAWINGS

CLARIFICATION

OTHERS (Bid Date Extension)

DESCRIPTION

Information Required:

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3. Per GWA any increase in water meter size due to new development will be subjected to System Development Charge, please advise what is the existing water meter size? What is the existing water meter number?
4. Please confirm if the equipments and furnishings listed below shall be considered part of the bid price proposal?
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