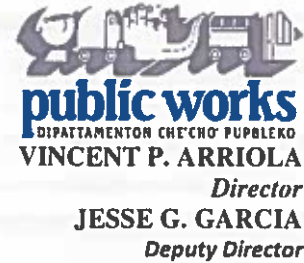




The Honorable
LOURDES A. LEON GUERRERO
Maga' Håga - Governor

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



February 12, 2021

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

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

ADDENDUM NO. 2

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. As discussed during Pre-Bid Conference meeting, please confirm that this is a Federally Funded Project.

Answer: This project is a federally funded project under the Defense Community Infrastructure Pilot (DCIP) program Grant Award, awarded to the Municipality of Chalan Pago-Ordot ("Mayor's Office") by the Office of Local Defense Community Cooperation (OLDCC), Department of Defense. [OLDCC was formerly known as the Office of Economic Adjustment or OEA.] Ref. <https://oea.gov/defensecommunity-infrastructure-pilot-program-dcip>

The federal share, approximately 59%, is specifically earmarked for the "Construction" and "Construction Management Services" for this project. The "Design" (Architectural and Engineering fees) of the New Multi-Purpose Recreation / Emergency Center for Chalan Pago-Ordot will be paid in full, with on-hand local funds managed and maintained by the Mayor's Office.

The "final" amount awarded for the "Design and Construction" of this project, above the DCIP Federal Grant Award will be paid from local funds that will be borrowed and repaid using Chalan Pago-Ordot's Host Community Premium funds collected and disbursed to the Mayor's Office, by the Guam Solid Waste Authority (GSWA). All payments associated with this project will be managed and disbursed by the Mayor's Office.

2. If this is Federally funded project, does it require[d] Treasury Listed Bond?

Answer: Evidence of a performance or surety bond sufficient for the completion of the project is "required". All bond requirements for the submission of a bid and the awarding of a contract are outlined in the published "INVITATION FOR BID (MULTI-STEP)" for this project.

3. Please provide as-built drawing of the existing sport facilities.

Answer: The existing sport facilities were constructed in the mid-1980's. The Mayor's Office no longer possess "as-built" drawings for these facilities.

4. Please advise the existing building structure fronting the parking area, is this a Government owned structure? Is the building still operational or abandoned? Is there an available as-built drawing for this structure?

Answer: The existing building structure fronting the parking area is a government of Guam owned building. It is referred to as the Chalan Pago-Ordot Community Center and is an operational structure with water, sewer, and power available within this building. The Mayor's Office does NOT possess an "as-built" drawing for this structure.

5. For the multi-purpose "Court Area", please advise if the use of PEB Steel frame with concrete/masonry external wall cladding and the use of metal deck with concrete topping for the roof would be acceptable.

Answer: As indicated in the Project Description, this new structure is intended to be used as a "Recreation" and an "Emergency" Center. As an Emergency Mass Shelter facility, the use of Pre-Engineered Building (PEB) Steel frame with concrete/masonry external wall cladding and the use of metal deck with concrete topping for the roof would be deemed "acceptable", provided that the construction design and drawings reflect the "minimum" building code requirements that meets the "Design and Construction of Storm Shelters".

6. For the Court Area, please clarify if air-conditioning system is required or natural ventilation is acceptable.

Answer: Once again, this new facility will be designated and used as an Emergency Mass Shelter facility, when necessary. Accordingly, an air-conditioning system is required for the "Court Area". For energy saving purposes, we intend to divide the overall facility into "zones" supported by independent "central" air-conditioning

systems that can be turned off when certain zones are not in use. Additionally, we propose to use split-unit air-conditioners as a "secondary" air-conditioning system for the multi-purpose rooms, the weight room, and other areas that may be frequently used, when the "Court Area" is closed to the public. This will eliminate the unnecessary consumption of power used to cool areas, not in use.

7. Is new Water Meter required for the new Building? If Yes and since this is a government project, please advise if this project is subject to System Development Charge imposing by GWA.

Answer. This question needs to be verified with Guam Waterworks Authority (GWA). However, an existing water meter with a 2-inch line, currently supplies water to the stand-alone restroom facility located next to the parking lot adjacent to the baseball field and basketball court. This restroom facility is part of the existing structures that will be "demolished" to accommodate the proposed footprint of this new facility. Accordingly, we do NOT anticipate that this new facility will be subject to a GWA System Development Charge, since it is "replacing" an existing structure that has been connected to GWA since the mid-1980's.

8. Is Retractable/Telescopic Seating required for the Court Area?

Answer. Yes.

9. Please confirm[ed] the FF&E (Finishing, Furnishing and Equipment) are excluded except for the items shown on the collateral equipment.

Answer. As indicated in the IFB, the items listed as Collateral Equipment shall be considered during the preparation of the Plans, Specifications, & Estimate (PS&E) phase of the project. Additionally, within the "Specific Scope of Work Requirements", items are listed that can also be interpreted as "collateral" equipment, which includes: 1) Ice Machine, 2) Electronic Score Board, and 3) "Retractable divider" for the adjacent general multi-purpose rooms. The costs for providing adequate "Retractable/Telescopic Seating" and "accordion storm shutters" over exterior windows and secondary exits, must also be included with the "minimum" FF&E.

10. Is CCTV/Security required for this project?

Answer. A CCTV/Security System will be procured under a separate bid. However, the A/E Design must include provisions for conduits that will allow for the installation of a CCTV/Security system throughout the entire facility, eliminating the need to surface mount conduits once the new Multi-Purpose Recreation / Emergency Center is constructed and ready for occupancy. 11. For the Phase-1 Unpriced Technical Proposal, is a preliminary design drawings required for submission? Answer. No. The "draft" DCIP approved floor plan for the New Multi-Purpose Recreation / Emergency Center, approximately 30,000 square feet, should be used as the basis in preparing and submitting your bid response.

11. For the Phase-1 Unpriced Technical Proposal, is a preliminary design drawings required for submission?

Answer. No. The "draft" DCIP approved floor plan for the New Multi-Purpose Recreation / Emergency Center, approximately 30,000 square feet, should be used as the basis in preparing and submitting your bid response.

12. Please provide as-built drawing of the existing sport facilities.

Answer. As indicated in questions #3 and #4, the Mayor's Office does NOT possess "as-built" drawings for any of the existing facilities, which were constructed in the mid-1980's.

13. Is the existing Baseball Field part of the government owned property? Can we overlapped this development to toward to baseball field?

Answer. The existing baseball field is a part of the government owned property. Extending the development of this new facility towards the baseball field is allowed; but cannot obstruct or hinder the use and overall functionality of the baseball field.

14. What is parking lot requirement? How many stalls?

Answer. Base on the Design Calculation and approved requirements by reviewing Government Agencies.

15. Is Photo-voltaic system required?

Answer. No. However, like the CCTV/Security System addressed in question #10, the design of this new facility should include provisions for conduits that can be used to connect a photo-voltaic system to the primary electrical system and space allocation for a proper battery storage area for a photo-voltaic system, when implemented.

16. We would like to request additional 2-week time extension for the submission of bid for us and our Designer to come up with preliminary design and also to have sufficient time to request a materials price quote from our supplier w/c usually took 2-3weeks before we received their quotes.

Answer. Yes, will allow for a two week time extension for submission of bid.

17. Request for additional 1-week extension for RFI submission.

Answer. Yes, will allow for a one week time extension for Requests for Information.

- II. The date of bid submittal has been changed from March 05, 2021 to March 19, 2021 the time and place still the same.**

-END OF ADDENDUM-

for 
VINCENT P. ARRIOLA