



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

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



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

April 30, 2025  
NEW SIMON SANCHEZ HIGH SCHOOL  
FINANCE, DEMOLITION, DESIGN, BUILD, LEASE/LEASEBACK & INSURE/  
CAPITAL MAINTENANCE (FDDBLM)

PROJECT NO. 730-5-1059-L-YIG

**ADDENDUM NO. (1)**

This addendum shall form part of the RFP documents. Failure by a Proposer to acknowledge receipt of this addendum shall be grounds for disqualification.

**J&B MODERN TECH- Jacinto Paguigan**

***RFI #1:** This template is for "Request for Information" (RFI) that the bidders will be using for queries.*

***Response:** Send the RFI with your letterhead and send it in word format, Word format so it's easier to respond.*

***RFI #2:** Thank you, I also want to follow-up our previous request for a copy of attendance sheet during pre-bid conference and site visit.*

***Response:** Provided, see attached.*

***RFI #3:** Can this project be self-financed without the bonding of GEDA?*

***Response:** The Ma Kåhat Act allows for the new SSHS to be alternatively financed through "short term debt, mortgage, loan, federally guaranteed loan, or loan by an instrumentality of the United States of America if such financing will better serve the needs of the People of Guam, subject to the approval of I Liheslaturan Guahan." Any departure from the financing authorized in the Ma Kåhat Act must be "better" than municipal bonds secured by the Guam Economic Development Authority. However, given the need to obtain legislative approval for any alternative financing, this will set the project completion back and disrupt the schedule set forth in the RFP. Refer to attached template. A letter of credit or other such supporting documentation of an alternative funding source **MUST** accompany any such alternative financing proposal.*

***RFI #4: If self-financed does the RFP continue?***

**Response:** If self-financed, the RFP must continue as the criteria for selection involves more than the financing element (see evaluation criteria). A letter of credit or other such supporting documentation of an alternative funding source **MUST** accompany any such alternative financing proposal.

***RFI #5: If self-financed, what will be the requirements?***

**Response:** First, a demonstration that the alternative financing will better serve the People of Guam, second and more importantly that the alternative financing is viable and available throughout the construction period. Finally, the alternative financing must meet the Shall Not Exceed Amount described in the Ma Kåhat Act. A letter of credit or other such supporting documentation of an alternative funding source **MUST** accompany any such alternative financing proposal.

**EAST PACIFIC ENGINEERING & CONSTRUCTION- Tiffani Lee Cruz**

***RFI #1: Given the complexity and scope of the project, which includes demolition, design, construction, financing, insurance, and capital maintenance — we believe additional time would allow all prospective proposers, including our team, to thoroughly complete the necessary assessments, coordinate with our technical and financial. Given the complexity and scope of the project, which includes demolition, design, construction, financing, insurance, and capital maintenance — we believe additional time would allow all prospective proposers, including our team, to thoroughly complete the necessary assessments, coordinate with our technical and financial partners, and prepare a fully compliant and competitive proposal package. partners, and prepare a fully compliant and competitive proposal package. We kindly ask that the deadline currently set for Friday, May 23, 2025, be extended by at least ONE Month, if possible. This will help ensure higher quality submissions and broader participation from qualified entities. We sincerely appreciate your consideration of this request and remain fully committed to the success of this important project for the Government and people of Guam.***

**Response:** An extension will **NOT** be provided. The procurement notice exceeds the requirements under Guam Procurement Law. Refer to the Letter of Determination that has been attached to this Addendum.

## **CORE TECH INTERNATIONAL- Jemar Legaspi**

**RFI #1:** *Sheet E2.6 – Solar PV Schematic Diagram indicates that the inverter is specified as 480V single phase. However, based on our market research and consultations with manufacturers, we have been unable to locate any commercially available string inverters with a 480V single phase configuration. This voltage is typically available only in a three-phase setup. We respectfully request that the government provide the name of an inverter brand, vendor, or manufacturer capable of supplying a 480V single phase string inverter to meet the project requirements.*

**Response:** Refer to RFP Attachment B-parts B and G.

**RFI #2:** *Reference to Attachment B part D Project Scope, item 1.m Photovoltaic.*

*1.1 Please confirm the buildings to have photovoltaic as shown in electrical drawing sheet E2.6 are only:*

*1.1 Gymnasium Building*

*1.2 Administration Building*

*1.3 Auditorium Building*

*1.4 Cafeteria Building*

**Response:** Confirming that photovoltaic systems will be provided at the Gymnasium, Administration, Auditorium and Cafeteria Buildings. PV Panel Locations indicated on architectural roof plans are intended to identify potential locations for PV Panel Systems on the building. Electrical design requirements will determine the final PV system locations. Refer to RFP Attachment B-parts B and G.

**RFI #2:** *Please clarify what the markings “PV PANEL LOCATION” on the roof of buildings are for:*

*2.1B-Wing Roof Plan drawing sheet A4.3*

*2.2A-Wing Roof Plan drawing sheet A4.5*

*2.3C-Wing Roof Plan drawing A4.6 (at 6 locations)*

*2.4Credit Recovery Roof Plan drawing A4.7*

**Response:** Confirming that photovoltaic systems will be provided at the Gymnasium, Administration, Auditorium and Cafeteria Buildings. PV Panel Locations indicated on architectural roof plans are intended to identify potential locations for PV Panel Systems on building. Electrical design requirements will determine the final PV system locations. Refer to RFP Attachment B-parts B and G.

**RFI #3:** *Upon review of the plumbing drawings, we noted that several blow-up detail references are shown on the plans; however, the corresponding detailed drawings themselves are not included or cannot be located within the drawing set. For example, the following details are referenced but appear to be missing: P3.31-1 (RW-Z3), P6.02-1 (RW-Z2), P6.04-1 (RW-Z4), etc. Kindly advise if these detailed drawings will be provided under a future amendment?*

**Response:** Detailed drawings will not be provided.

**RFI #4:** Reference Attachment 9 (Price Proposal and Addenda Acknowledgement of Receipt Form) states: “The Proposal Guaranty attached, without endorsement, in the sum of not less than fifteen percent (15%) of the total amount of the price proposal but shall not exceed \$3 million.” We were unable to locate a template or format for the Proposal Guaranty in the RFP documents. Kindly provide the required form as referenced.

**Response:** The Proposal Guaranty Form has been attached to this Addendum.

**RFI #5:** Reference: XXX-Performance and Payment Bond. Kindly provide the required form as referenced.

**Response:** The Performance and Payment Bond has been attached to this Addendum.

**RFI #6:** Reference: Attachment B-12 Section 2 Furniture, Fixtures & Equipment (FFE) List and Section 3 Room FFE Inventory

1. Section 2 listed Furniture, Fixtures and Equipment with descriptions but does not have quantity. Please clarify and provide quantity for pricing reference.
2. Section 3 Room FFE Inventory has description, quantity per room and total quantity. Please clarify what is this inventory. Is it inventory of existing FFE on existing Simon Sanchez High School for salvaging?
3. Please provide a clear list with quantity of FFE to be included in pricing.

**Response:** Section 3 identifies the FF&E Requirements.

**RFI #7:** Reference: Drawings A5.21 & A6.14, These drawings appear to show two pieces of equipment that resemble vehicle lifts; however, they are not listed in Attachment B-12 (Furniture, Fixtures & Equipment) or drawing sheet A8.18 and A8.19

1. Please confirm the identity of these two pieces of equipment and provide capacity requirement.
2. Please confirm whether these are included as built-in equipment.

**Response:** Two 2-post surface-mounted vehicle lifts with 10,000 LB capacity. See attached product data.

**RFI #8:** Reference: Attachment B-12, Section 3, Room FFE Inventory, page 26 of 23, shows 1/2 ton capacity portable crane, but it was not shown on the drawing. Please confirm the location.

**Response:** A 1/2-ton portable automotive shop crane engine house will be located in the automotive workshop.

**RFI #9:** *The schedule in the RFP allocates 730 days for construction of the new Simon Sanchez School but does not mention any allocation for design time. The 730 days is adequate for the construction period but if you add in design and permitting it does not give the design-builder adequate time for completion of the project. Is there additional time allocated for the design phase of the project.*

**Response:** **The allocated 730 days include design, permitting and construction.**

**RFI #10:** *Reference Drawings A8.18 FF&E Schedule and A8.19 FF&E Schedule*

- 1. The table shows the FF&E Schedule and column identifying GC/OFCI and OFOI; however, several rows appear misaligned and do not match the table gridlines. Kindly provide a revised FF&E Schedule with proper alignment and formatting for clarity.*
- 2. The provided schedule does not have any quantity. Please provide the quantity of FF&E to be included in pricing.*
- 3. Some FF&E items are listed but are not marked as either GC/OFCI or OFCI. Please clarify.*

**Response:** **All FF&E will be provided by the Proposer.**

**RFI #11:** *Reference to Attachment B12 Section 2 Furniture, Fixtures & Equipment (FFE) List and Drawing sheet A8.18 FF&E Schedule and A8.19 FF&E Schedule. Both documents pertain to FF&E but do not match. Some FF&E in drawing list are OFOI but says otherwise on Attachment 12. Please clarify.*

**Response:** **All FF&E will be provided by the Proposer.**

**RFI #12:** *Please provide liquidated damages calculation.*

**Response:** **The calculation of Liquidated Damages shall be determined at the discretion of the Director of Public Works during contract negotiations, in accordance with applicable public law.**

**RFI #13:** *Landscape drawing Irrigation Note #3, on sheet L2.0, requires the contractor to submit within 30 days after award 6 copies of "detailed scaled drawings and wiring diagrams", please note that this is a design-build and requires ample time to design. Please consider removing these 30 days submission date within award.*

**Response:** **B+K Landscape Architecture takes no exception to Core Tech Intl's request to omit Irrigation Note #3 on Sheet L2.0. However, any installed irrigation wiring for permanent system should be documented on the Contractor furnished as-built drawings for Owner's/GDOE file record.**

**RFI #14:** *Will the government provide the CADD native format of the TRMA design to the successful offeror? This will greatly assist the A&E team in expediting their work and ensuring project efficiency.*

**Response:** CAD files to be provided by TRMA to successful proposer within 2 weeks from the award of the project and NTP, and after execution of the attached Digital Data Transfer Agreement.

**RFI #15:** *How much of the percentage of the RFP design drawings can be used by successful offeror?*

**Response:** The full extent of programming documents can be used, subject to RFP Attachment B Part G General Design Requirements.

**RFI #16:** *Reference to Part F Design requirements 2. Demolition and specification section 02050 Demolition and Removal:*

- 1. Item d, of part F design requirements 2. Demolition requires salvage items and relocate as identified in the programming document design. Please identify which document list the salvage items.*
- 2. Spec section 02050 Part 3 paragraph H Salvage - please identify and list items to be salvaged and where the salvage items to be delivered.*

**Response:** The existing Simon Sanchez Statue will be salvaged, refurbished and reused in the project. No additional items shall be deemed salvageable.

**RFI #17:** *Can the 'as-built' civil and structural drawing or any other available as-built drawings for the existing structures, please be made available?*

**Response:** No 'as-built' is available.

**RFI #18:** *Can any ground improvement works including logs (such as those from probing and grouting) for the existing structures please be made available?*

**Response:** Refer to RFP Attachment B-4.

**RFI #19:** *Can any investigational finding including borehole logs associated with the existing structures please be made available?*

**Response:** Refer to RFP Attachment B-4.

**RFI #20:** *Can the building assessment or forensic engineering report on the closure of the existing structures please be made available?*

**Response:** Refer to RFP Attachment B-6.

**RFI #21: 1.FINANCING SCOPE OF WORK (ATTACHMENT A)**

- a. *Is it the expectation and preference of GovGuam (and GEDA) that GEDA's role in the financing of the project will be as the financial advisor/consultant to GovGuam regarding the financing and not act as an Issuer of the tax-exempt debt consistent with previous school financings on Guam (if not, then please describe GEDA's anticipated role) and that the Issuer of the tax-exempt debt may be a qualified 3rd-party Issuer.*

**Response: Yes. The Issuer will be the qualified 3<sup>rd</sup> Party (I.e., winning Proposer). All Government of Guam Tax Exempt municipal financing must be issued through GEDA, especially given the repayment source is an annual appropriation from the Government of Guam. Please review any recent Government of Guam Annual Budget to see how leased schools are listed and appropriated for in the budget.**

- b. *Please confirm that the \$166,365,000 cap on the principal amount of the financing and the \$16,377,125 cap on the annual pledge/reservation for payments under the Lease (as reflected in Sec 58D108 of the Public Law) only relates to costs to be paid under the Base Rental Payments and does not include the ongoing costs of Insurance, Maintenance & Capital Maintenance during the leaseback period that may be paid under an "Additional Rent" structure in the Lease and that these Additional Rent expenses will be funded through annual Legislative appropriations designated for these specific costs (consistent with the previous school financings on island)*

**Response: No. All Cost, including Insurance, Maintenance and Capital Maintenance are included in the annual pledge/reservation for payments.**

- c. *Please confirm that the \$16,377,125 annual pledge/reservation for payments under the contract/lease will be available to the project during the pre-development, construction and leaseback period as shown in Sec 58D109(c) (i.e., for a slightly longer period than the 30-year leaseback period, and commencing before Project completion and acceptance) with funding for the expenses covered under the Additional Rent will commence upon project completion and occupancy of the facility by GDOE.*

**Response: The annual pledge/reservation for payment will be available, subject to negotiation.**

- d. *Please confirm that it is GovGuam's expectation that there will be two separate leases between the Owner and GovGuam/GDOE – one for the lease of the underlying land/property and one for the lease of the physical facilities and equipment provided so as to ensure the Owner and its financing partners that, in the event of non-appropriation/non-payment of the applicable rent(s) (requiring GDOE to vacate the school) the underlying property leased to the Owner under the "land lease" will: 1) still*

*be in effect, and 2) may be extended up to 10 years beyond the original term in the event that an event of non-appropriation/non-payment occurs.*

**Response: Confirmed.**

**RFI #22: Page 2, VI. Proposal Submittal**

*a. Please define “Term Sheet and Price Proposal”*

**Response: The Term Sheet Form has been attached to this Addendum. The Price Proposal Form was provided in the RFP in Attachment 9.**

*b. What is the purpose of the Term Sheet?*

**Response: The purpose of the Term Sheet is for the Government of Guam to see all costs associated with the project.**

*c. Are these two different documents?*

**Response: Yes, see templates provided.**

*d. What terms are required to be in the term sheet with respect to the Lease, Financing, Maintenance contracts, etc.*

**Response: The Term Sheet Form has been attached to this Addendum.**

*e. Is the term sheet a binding agreement?*

**Response: The Term Sheet Form is subject to negotiation.**

*f. Price proposal – what terms and information are required to be contained in the price proposal.*

**Response: The Price Proposal and Addenda Acknowledgement of Receipt Form was provided in the RFP in Attachment 9.**

**RFI #23: Page 3, Section 3 – Please identify the subsequent / relevant public.**

**Response: PL 37-22 revised the Ma Kåhat Act of 2013 and PL 20-27, Chapter 8, Title 1 of the Guam Code Annotated relating to the Arts in Public Buildings and Facilities.**

**RFI #24: Page 4, Section 3(g). Confirm that any “design and construction innovations that enhance the expedited construction schedule and cost efficiencies” must still meet the design, area/space, and program requirements to be considered responsive.**

**Response: Confirmed.**



**RFI #25:** *Page 5, Section 3(n). Please define “firm” and identify the types of coverage and coverage limits required.*

**Response:** **The firm shall be identified as the proposer and must provide a copy of the current insurance certificate(s).**

**RFI #26:** *Page 7, Performance Issues. 7(a). Please confirm if this request relates to construction bond claims and or construction lawsuits involving GovGuam and for what period of time should this cover (5 years/10 years, etc.).*

**Response:** **This relates to ALL claims. Refer to Page 6, Performance Issues for the period of time covered.**

**RFI #27:** *Section 6- Experience on Similar Projects; item f.v. Proposer's project experience requires information on construction cost. Is this intended to refer to the contract amount of the relevant projects?*

**Response:** **Yes. Proposer’s experience in building public schools or similar construction in size, price and scope.**

**RFI #28:** *Section 7 - Performance Issues. The RFP requires the bidder to provide a claims statement for all resolved or ongoing claims. The claims history of Proposer and its personnel, as well as Associated Firms. “Associated Firms” are businesses, corporations, companies, partnerships, or other entities associated with the Proposer and/or its personnel. This requirement is vague. Please define associated firms" and "personnel" Does this refer to the proposed key personnel (PM, QC, Safety, Sup) or key management personnel of the Proposer?*

**Response:** **The Associated Firms are the firms that the proposer is using to showcase the quality of its team. If these firms have claims resolved or on-going, please include them in your claims statement.**

**RFI #29:** *Reference: Attachment B, Part K – Insurance & Capital Maintenance and Custodial Plan Requirements. Please provide the Insurance and Maintenance Agreement mentioned in the RFP or details on type/amounts of coverage, scope of work, etc.*

**Response:** **Please refer to the current JFK Lease Agreement attached as an example, subject to negotiations.**

**RFI #30:** *Reference: Attachment B, Part K – Insurance & Capital Maintenance and Custodial Plan Requirements. Please provide details on the Insurance and Maintenance Fund mentioned in the RFP.*

**Response:** **Please refer to the current JFK Lease Agreement attached as an example, subject to negotiations.**

**RFI #31:** *Reference: Attachment B, Part K – Insurance & Capital Maintenance and Custodial Plan Requirements. All policies of insurance shall provide that the government is an additional insured, provided, that all policies of insurance (except the policy of public liability specified in Section 7.01(b)(ii)) shall also provide that the proceeds thereof shall be payable to the Lessor. The Net Proceeds of fire and extended coverage insurance shall be deposited into the Insurance and Maintenance Fund under the Trust Agreement to be applied to rebuild and repair the Facility or into the Redemption Fund under the Trust Agreement to be applied to prepay outstanding Certificates as provided in Article X, as determined by the offeror in consultation with the government. Please provide details of Section 7.01(b)(ii)) and Article X, Redemption fund and Trust Agreement mentioned in this RFP.*

**Response:** Please refer to the current JFK Lease Agreement attached as an example, subject to negotiations.

**RFI #32:** *Reference XXIV Failure to Comply with Instructions, states that "Proposers failing to comply with the instructions set forth in this RFP may be subject to point deductions." Please provide the point deductions assigned to each of the items in the instructions that the proposer need to comply with. Without this information, the deductions could be subjective.*

**Response:** Scoring of this RFP is at the discretion of the Evaluators whose appointments are prescribed by law.

**RFI #33:** *Considering the delays in obtaining construction permits, please confirm that: 1) the 730-day time limit is measured from the time all permits and governmental approvals have been obtained or that the NTP will not be issued until the permits/approvals are received.*

**Response:** The allocated 730 days include design, permitting and construction.

**RFI #34:** *The refrigerant listed on the drawings is getting phased out soon, can be the air conditioning systems be changed to the new refrigerant?*

**Response:** HVAC equipment must use the latest approved refrigerant.

**RFI #35:** *Is the design shown in the RFP of the air conditioning system fixed? Or can it be revised?*

**Response:** Refer to RFP Attachment B parts B and G.

**RFI #36:** *Should the air compressors come with air dryers?*

**Response:** Air compressor should be equipped with air dryers. The proposer should determine if the air dryers to be supplied with the compressor itself or installed on the outlet of the compressor to ensure proper moisture control within the system.

**RFI #37:** *Is the ductwork and air devices in the Auditorium fixed? Or can they be changed?*

**Response:** Refer to RFP Attachment B parts B and G. Note that these are also subject to the acoustical requirements per Attachment B-13 Acoustical Design Criteria.

**GENERAL PACIFIC SERVICES- Phil Roberto**

**RFI #1:** *The RFP states that proposers can deviate from the TRMA design if the required spaces provided are per the TRMA program. The current TRMA program states it is for 1700 students and the RFP requirement is 2000 students. Please confirm that the TRMA program is now a guideline, and the facility must accommodate 2000 students.*

**Response:** Yes, please also note that the design work required for the 2,000-student population is focused on the provision of the required drinking fountains, restroom and shower facilities for the students.

**RFI #2:** *Please confirm, as with prior FDDBLM school projects such as the John F. Kennedy High School, the only agreements between the Government of Guam and proposer will be the Ground Lease and leaseback agreement which includes the insurance and maintenance agreement.*

**Response:** There will be up to four agreements- Ground Lease, Construction, Leaseback, and Insurance, Operations & Maintenance.

**RFI #3:** *The RFP States that Eligible Proposers include developers, contractors, and finance companies legally operating under U.S. state or territorial laws and subject to Guam licensing regulations. Information on licensing is available from the Director of Revenue and Taxation. Special-purpose company proposals may also be considered The RFP requires the proposer to submit a contractor's license as a part of the proposal submission. May the proposer's general contractor that holds a valid Guam Contractors license and is a part of the team being assembled to submit a response to the Simon Sanchez RFP meet this requirement in lieu of the proposer?*

**Response:** Yes.

**RFI #4:** *We would like to request a submission date extension of 30 days.*

**Response:** An extension will NOT be provided. The procurement notice exceeds the requirements under Guam Procurement Law. Refer to the Letter of Determination that has been attached to this Addendum.

**GUAM EDUCATION FINANCING FOUNDATION III INC/ EASTERN  
CONTRACTORS CORPORATION/ FUTURE WORLD CORPORATION- James Wilson**

***RFI #1:** Page iii, RFP TIMELINE, RFP SUBMITTAL DUE DATE. The date for submission is set for Friday, May 23, 2025. Can we request a time extension for an additional 60 days to best complete our proposal package?*

**Response:** An extension will NOT be provided. The procurement notice exceeds the requirements under Guam Procurement Law. Refer to the Letter of Determination that has been attached to this Addendum.

***RFI #2:** Page 13, Section XXX, PERFORMANCE AND PAYMENT BOND. The 100% Performance and Payment Bond should cover the General Contractor's Contract amount and not the total Finance/Developer's cost. The grand total of the contract bid amount for the entire duration of the 30-year project amount will be much higher than the actual construction amount. Please clarify the Bonding scope.*

**Response:** The Performance and Payment Bond Form has been attached to this Addendum.

***RFI #3:** REQUIRED FORMS ATTACHMENTS 1–9, PRICE PROPOSAL & ADDEDA ACKNOWLEDGEMENT OF RECEIPT FORM. “The Proposal Guaranty attached” ... for \$3,000,000. Is this the Bid Bond issued by the General Contractor? Who fills out this form and issues this to the Government of Guam: the Finance Developer or the General Contractor?*

**Response:** The Proposal Guaranty Form has been attached to this Addendum.

***RFI #4:** Will DPW make available to bidders the CAD files for all disciplines for the current design? This will aid in expediting and efficiency for the proposal process.*

**Response:** CAD files will be provided by TRMA within 2 weeks from the award of the project and NTP, and after execution of the attached Digital Data Transfer Agreement.

***RFI #5:** Door Schedule or Door Types—door type is not indicated on the Room Requirement. It is also not indicated on the Concept Drawing.*

**Response:** Refer to RFP Attachment, Part F Design Requirements and Part I Building Shell & system requirements.

***RFI #6:** Are H1 or H2 workers allowed on this project?*

**Response:** H1 and/or H2 workers are allowed on this project subject to all local and federal approval requirements.

**RFI #7:** Attachment B Section B.3: GDOE Review of 60% Design Development and Final Construction Documents: Is TRMA the design reviewer? How long is the design review period? How many days after the design review comments to conduct the design review meetings?

**Response:** The design review will be done by Government of Guam, Special Consultants, GDOE and TRMA. Anticipate a maximum of three-week design review period inclusive of the design review meetings for each submittal. GDOE and TRMA review will be two weeks from receipt of submittals; and the review meetings will be done during the last week of each period review.

**RFI #8:** The RFP noted that the Proposer shall be responsible for Design. Section VII.3.g of the Instructions for submitting a proposal further noted innovative design that enhances the expedited construction schedule and economic value. Section VII.3.h questions how the Proposer will incorporate the RFP's design references. Design SOW is in Attachment B.

**Response:** No question stated.

**RFI #9:** Besides the design requirements in Attachment B, can the Proposer provide alternative design solutions to offer betterment or to improve construction or economic value?

**Response:** Confirmed. Refer to RFP Attachment B parts B and G.

**RFI #10:** RFP, Page 1, Section II, TERM AND TIME PERFORMANCE, SUBSECTION 1) Financing and Construction not to exceed seven-hundred and thirty (730) days from the issuance of Notice to Proceed. Does this include the TIME for Design and Permitting? If they are not included in the 730 days, how much time is allocated for Design and how much for the Building Permit process? If we get an NTP from DPW to proceed with Demolition Permitting early during the Design Period, does that trigger the 730 days for construction? Note that page B-4 of Section B indicates "a timeline of 730 days for construction and occupancy."

**Response:** The allocated 730 days include design, permitting and construction.

**RFI #11:** Under Section A, page A-2 The language under "Leaseback Agreement" indicates a leaseback period of no more than 30 years from the scheduled date of completion. Page 4 of Section A "Supplemental Information" suggests the bonds are expected to mature no more than 30 years from their date of issuance. Will the bonds be permitted to mature at the end of the leaseback period, which would include 30 years from the expected date of completion rather than the date of issuance?

**Response:** Refer to Ma Kåhat Act section 58D103 (b).

**RFI #12:** Attachment B-6 relates to Hazardous Material Demolition Given the age of the existing SSHS, has GDOE or Gov. Guam conducted hazardous materials studies on the buildings or grounds? If so, will they be provided for the bidders' review and use?

**Response:** Refer to RFP Attachments B-6.

**RFI #13:** *RFP Structural Narrative References IBC 2021 building code and associated codes (e.g., ACI 318-19). However, the Structural Drawings in the RFP, specifically Sheet S0.1.1 Structural Design Criteria and Notes, indicate design per IBC 2018 and associated codes (e.g., ACI 318-14). Which IBC are we to follow for this project?*

**Response:** **The IBC 2021 Building Code and Associated Code ASCE 7-16 are applicable for the structural design.**

**RFI #14:** *Is the industrial exhaust ventilation system for the automotive class workshop a vehicle exhaust system?*

**Response:** **It is not for the vehicle exhaust system.**

**RFI #15:** *The background is missing on Sheet E5.11. Please provide an updated sheet.*

**Response:** **Refer to attached E5.11 drawing excerpt.**

**RFI #16:** *The RFP calls for emergency lighting with integral 90-minute battery backup. Please confirm if remote UL 924 battery inverters can be used instead.*

**Response:** **Refer to RFP attachment B parts B and G.**

**RFI #17:** *The RFP calls for emergency lighting with integral 90-minute battery backup. Please confirm if the emergency generator can be used instead, if it complies with NFPA 110 and NEC requirements for emergency egress power.*

**Response:** **Refer to RFP attachment B parts B and G.**

**RFI #18:** *The drawings have a mix of CAT6 and CAT6A cabling identified. Telecom cabinets only show CAT6 patch panels. The telecom narrative only refers to CAT6A. Please confirm if horizontal cabling is to be CAT6 or CAT6A.*

**Response:** **Provide CAT6A horizontal cabling and hardware.**

**PACIFIC FEDERAL MANAGEMENT- Ken San Nicholas**

**RFI #1:** *We're planning to partner with another firm for our bid submission. Please confirm that we can utilize past performance from a subcontractor who will be providing a meaningful contribution to the project. (As evidenced by a teaming agreement.*

**Response:** Yes. Follow the instructions in the RFP.

**RFI #2:** *During the pre-proposal conference, it was alluded to that GEDA could help provide funding to support the full cost of the project. What percentage of support can bidders expect from GEDA?*

**Response:** 100% of financing support shall be from GEDA. In addition, the Ma Kåhat Act also allows for the new SSHS to be alternatively financed through "short term debt, mortgage, loan, federally guaranteed loan, or loan by an instrumentality of the United States of America if such financing will better serve the needs of the People of Guam, subject to the approval of I Liheslaturan Guahan." Any departure from the financing authorized in the Ma Kåhat Act must be "better" than municipal bonds secured by the Guam Economic Development Authority. However, given the need to obtain legislative approval for any alternative financing this will set the project completion back and disrupt the schedule set forth in the RFP.

**RFI #3:** *What supporting documents are required to show approval to obtain financing? EG a letter of intent or other documentation?*

**Response:** The Term Sheet Form has been attached to this Addendum.

**RFI #4:** *Is there an evaluation criteria related to the financing aspect of the solicitation? EG how do the terms of the proposed financing agreement affect the evaluation? how does the strength of the lending institution affect the evaluation?*

**Response:** Yes. Follow the RFP.

END OF ADDENDUM



**VINCENT P. ARRIOLA**  
*Director*