



GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building 688 Route 15 Mangilao, Guam 96913 | (671) 300-6058

Design-Build of GWA Upper Tumon Warehouse Renovation GWA Project No. 42102, IFB-01-ENG-2025 GWA Response to Request For Information (RFI) No. 1

This Addendum and/or 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 are responses to RFIs received.

NO.	DATE	QUESTION/INQUIRY AS SUBMITTED	GWA RESPONSE
1	1/16/2025	For Uniformity of the Bid, please confirm if the existing Storage Racks and Inventory will remain through-out the duration of the renovation	<i>The Revised Bid Form, to be issued through an Addendum, will include a bid item for a temporary warehouse needed for the relocation of personnel and inventory. Relocation of storage racks and inventory is GWA responsibility.</i>
2	1/16/2025	Please confirm that GWA requires 24/7 Access to the existing Storage Racks and Inventory.	<i>No, storage racks and inventories would have been transferred to a rented warehouse prior to start of construction.</i>
3	1/16/2025	Please confirm that the existing offices will not be used during the construction	<i>Confirmed. Offices are currently damaged and not in use.</i>
4	1/16/2025	During our Pre-Bid, its mentioned that if GWA Employees working on the warehouse needs to be relocated, GWA will require a 6,000-8,000 SF Temporary Relocation. a. Does the relocation require contractor's assistance to move office furniture and equipment? b. As noted on the Bid, The Bid form will be amended to include the temporary relocation. c. Please confirm that the temporary relocation site is only for GWA personnel and not including the inventory.	<i>No.</i> <i>Yes. A bid item will be added to the bid schedule requiring the Design-Builder to provide a Temporary relocation site (rental of warehouse).</i> <i>Temporary relocation site is for personnel and inventory.</i>
5	1/16/2025	Based on the preliminary/concept design included in the bid documents, the walls of the building will be demolished, this will make the storage to be less secure, please confirm if the	<i>Personnel and inventory will be relocated prior to start of construction. If Design-Builder opts to utilize the existing warehouse as staging area, it has the option to provide</i>



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		contractor needs to add 24/7 security if the demolished wall panels are left opened?	<i>security to protect its construction materials and tools inside.</i>
6	1/16/2025	During the site visit, we noticed that there are a lot of materials and debris around the building, please confirm if the contractor is responsible to move or dispose materials and debris around the site.	<i>GWA will handle the removal of materials and debris around the warehouse before start of construction.</i>
7	1/16/2025	Please confirm if a temporary staging area for the contractor and CM is required for this project?	<i>Construction Management is in-house. Since Personnel and inventory will be relocated, the Design-Builder may utilize the warehouse as staging area.</i>
8	1/16/2025	During the site visit, it is told that the front of the building is active for stacking of GWA earthwork materials and parking of heavy equipment. Contractor might need a staging area for the materials and equipment as well and that location is the best possible option, please confirm if the contractor can use the said GWA parking and staging area?	<i>Design-Builder may utilize the existing warehouse as staging area.</i>
9	1/16/2025	During the Pre-Bid, Mr. E. Villarin said that the attached concept drawings is almost the 50% of the design, please confirm if that design is firm and cannot be changed but only to finalize with the additional requirements per code?	<i>Current codes may necessitate changes to the concept drawings and should be included in the bid amount.</i>
10	1/16/2025	During the site visit, its noticeable that some of the Building Framing has minor rust, please confirm if the entire Steel Framing structure require De-Rusting and to be applied with Rust Protection Coatings?	<i>The Revised Bid Form, to be issued through an Addendum, will include a bid item for de-rusting and application of rust protection coatings on steel framing structure.</i>
11	1/16/2025	After a thorough review of the project documents, it is clear that the project involves a significant scope of work. The current bid submission deadline of January 24, 2025, does not allow adequate time to coordinate with design teams for accurate design cost estimates & obtain comprehensive and competitive quotes for materials from vendors. So, we kindly request a month extension for the bid submission deadline to allow us sufficient time to prepare a thorough and competitive proposal. This extension will enable us to	<i>The bid submission date has been extended from January 24, 2025 to March 4, 2025 through Addendum No. 1 issued on January 21, 2025.</i>



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		coordinate with designers and vendors to obtain accurate design fees and material quotes based on the project requirements.	
12	1/21/2025	RFP drawing C-3, section 2 shows the entry canopy over the entry door as “demolish canopy and support”. Sheet C-4 Front Elevation 1A and C-5 Front Elevation 2, shows the same canopy “to remain” or as “existing canopy”. Please clarify which note is accurate.	<i>This discrepancy was corrected. All canopies/supports are to be removed and replaced. A revised set of drawings will be issued through an addendum.</i>
13	1/21/2025	Sheet C-4 shows all the canopies over the large overhead doors to demolish canopy support, but the photos all show existing canopies. Please clarify.	<i>The intent of the photos on Sheet E-7 is to show the electrical conduits and floodlights to be removed and replaced. All canopies/supports are to be removed and replaced.</i>
14	1/21/2025	Sheet C-9 shows the exterior entry door, grids 9/E, without the required ADA side pull clearance. Although the existing door is to remain, the walls encroaching into the required clear area are new. Please clarify why the entrance is not required to be accessible or modify the encroaching wall.	<i>The warehouse extension (an additive bid item) includes an ADA-accessible toilet that is also accessible from the existing warehouse.</i>
15	1/21/2025	Restrooms do not meet ADA requirements. Per the 2009 International Existing Building Code (IEBC), Section 605.1.10 Toilet rooms provide the option to alter existing toilet/bathing facilities to be accessible or provide an additional accessible toilet room. Please clarify why they are not required to be accessible, nor any additional accessible toilet/bathing room is provided. Keep in mind that all the walls beyond the restrooms are removed and reconfigured. Not modifying the restrooms could be considered as intentional non-compliance.	<i>The warehouse extension (an additive bid item) includes an ADA-accessible toilet that is also accessible from the existing warehouse.</i>
16	1/21/2025	At all existing doors to remain, does the hardware need to be replaced to meet code/ADA requirements?	<i>All existing exterior and interior doors are to be replaced. Doors leading to ADA restroom must include hardware compliant with the code.</i>
17	1/21/2025	Mezzanine vinyl flooring is to be removed and replaced with tile flooring. Please describe the existing flooring assembly for the design team to evaluate if the floor can accept the additional loading and that it will accept tile and not crack.	<i>Refer Exhibit “A” of the Attachments.</i>



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18	1/21/2025	Sheet C-9 shows a section of the counter/fence. Please describe the purpose and/or use of the counter to determine if the height meets code/ADA.	<i>The counter/fence on Sheet C-9, is used by Warehouse personnel and Operations to transact request for parts and/or tools to be used for repair/maintenance of water and sewer utilities including treatment plants. This area is not for 'public accommodation'.</i>
19	1/21/2025	Mezzanine office at grids A/10, entry door does not have required pull clearance. Door also swings in the required push clearance of the adjacent office. Doors need to be relocated.	<i>Design-Builder can adjust locations/swings of the doors as necessary.</i>
20	1/21/2025	Mezzanine exterior door swings over the stair landing, code required landing is not provided. Landing will need to be made larger	<i>There is a landing but dimensions are not shown. Design Builder is responsible in providing a code compliant landing.</i>
21	1/21/2025	Please label the new room names for reference and code evaluation	<i>Descriptions/room numbers are indicated on revision 1 drawings to be issued through an addendum.</i>
22	1/21/2025	Please confirm that no Site work or Site Utilities work is in this scope of work	<i>The water/sewer service for the warehouse extension can be connected existing water and sewer lines. Refer to Exhibit "B" of the Attachments.</i>
23	1/21/2025	Please provide a site plan showing the distances from the building to property lines and buildings immediately adjacent to the existing building. This is necessary to determine the if fire ratings are required at existing walls and openings, and that the new stairs are not located in a non-conforming area.	<i>Refer to Exhibit "C" of the Attachments.</i>
24	1/21/2025	It appears that the first floor "office" areas are being provided air conditioning via split units. Since no air conditioning is in the scope of work, please describe how required fresh air is provided to those spaces.	<i>Bid item 7.7 is for the Supply and installation of ACCU at all office rooms (Ground Floor and Mezzanine Floor).</i>
25	1/24/2025	Would the existing electrical panel be retained? Kindly provide the panel schedule of the existing panel.	<i>There are four panels: a 400A panel, a 200A panel, a 150A panel, and a 125A panel. The 400A panel provides power to the 200A, 150A, and 125A panels. Demolish and replace all four panels. For the 200A panel, please see Image 1 for the panel schedule and Image 2 for markings on the panel itself. For the 150A panel, please see Image 3 for the breakers in the panel.</i>



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26	1/24/2025	Would the existing A/C disconnect switch be retained? Kindly provide the rating of the existing A/C disconnect switches.	<i>The A/C disconnect switches shall be demolished and replaced.</i>
27	1/24/2025	Section 16745 Part 4.1 mentions furnishing and installing new communication and wiring, junction box for CCTV cables, CCTV cable conduit. Confirm that CCTV is not contractor-supplied.	<i>Confirmed. CCTV is not contractor supplied.</i>
28	1/24/2025	Various part of the specification mentions Additive Bid Schedule with regards to Measurement and Payment. Please provide Additive Bid Schedule.	<i>An Additive Bid Item was added, refer to the Revised Bid Form to be issued through an Addendum.</i>

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


MIGUEL C. BORDALLO, P.E.
General Manager 

cc: MCB/elv

Attachments: Image 1
Image 2
Image 3
Exhibit "A" – Section Drawing of Mezzanine Floor
Exhibit "B" – MTF Civil Site Plan (As-built)
Exhibit "C" – Site Plan with Distances b/n Buildings

ATTACHMENTS – RESPONSE TO RFI'S

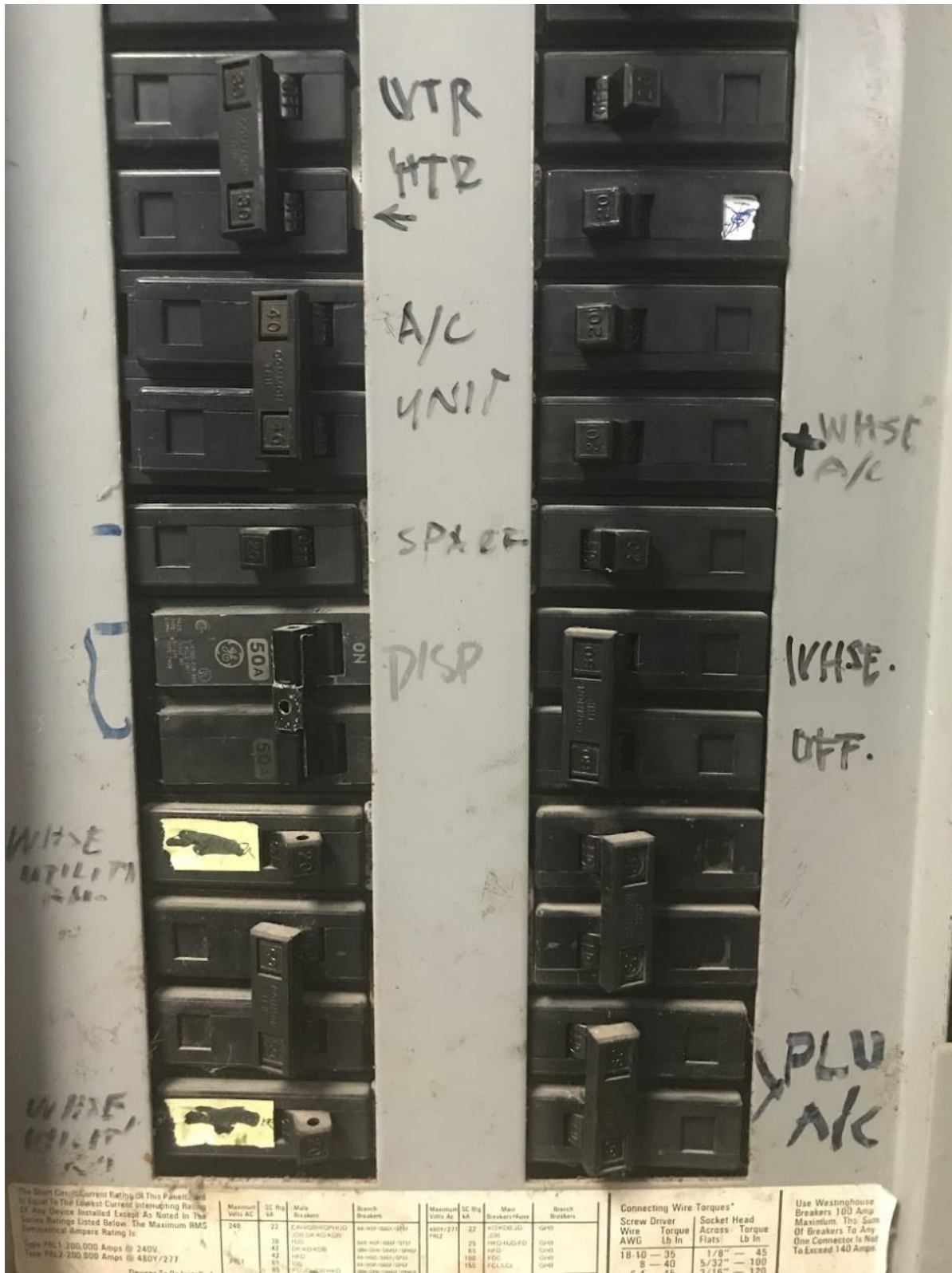
IMAGE 1

PANEL A - 120/240V, 1Ø, 200 AMPS
CIRCUIT DIRECTORY

1	WAREHOUSE LIGHTING <i>1st row</i>	2	DOOR LIGHTING <i>ROLL UP</i> OUTLETS (REAR)
3		4	ICE MAKER MACHINE <i>rolling</i>
5		6	LOWER OFFICE LIGHTING <i>Algeria's office</i>
7	Lights <i>2nd row</i>	8	↓ <i>Safety office</i>
9	Lights <i>3rd & 4th row</i>	10	UPPER OFFICE LIGHTING
11		12	↓
13		14	LOWER OFFICE OUTLETS
15		16	↓
17		18	UPPER OFFICE OUTLETS <i>REF</i>
19	↓	20	↓
21	WATER HEATER	22	A/C UNIT
23	↓	24	VENDING MACHINE <i>W/ ROLL DOWN DOOR</i>
25	A/C UNIT	26	Light <i>in front</i> <i>1st roll up door</i>
27	↓ <i>A/C 4 TON</i>	28	COMPUTER
29	↓	30	SPACE
31	SPARE	32	
33		34	
35	COMPUTER	36	
37		38	
39		40	
41	↓	42	↓

114B361HO1

IMAGE 2



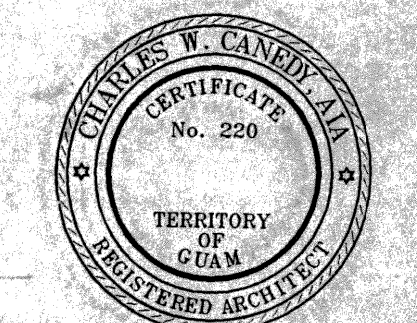
The Short Circuit Current Rating of This Panel is Equal to the Lowest Current Interrupting Rating of Any Device Installed Except as Noted in the Service Ratings Listed Below. The Maximum RMS Continuous Ampere Rating is:

With PNL 1, 200,000 Amps @ 240V
Type PNL 2, 200,000 Amps @ 480Y/277

Maximum Voltage AC	CC Rating kA	Main Breaker	Branch Breakers	Maximum Voltage AC	CC Rating kA	Main Breaker/Fuse	Branch Breakers
240	22	CHARGED/CHARGED	60-100-1500-1500	480Y/277	22	WCHG/CHG	100-1500-1500
	38	CHG/CHG	60-100-1500-1500		25	WCHG/CHG	100-1500-1500
	42	CHG/CHG	60-100-1500-1500		65	WCHG/CHG	100-1500-1500
	52	CHG	60-100-1500-1500		100	WCHG	100-1500-1500
	65	CHG	60-100-1500-1500		150	FULL/CL	100-1500-1500
	85	FULL/CL	60-100-1500-1500				

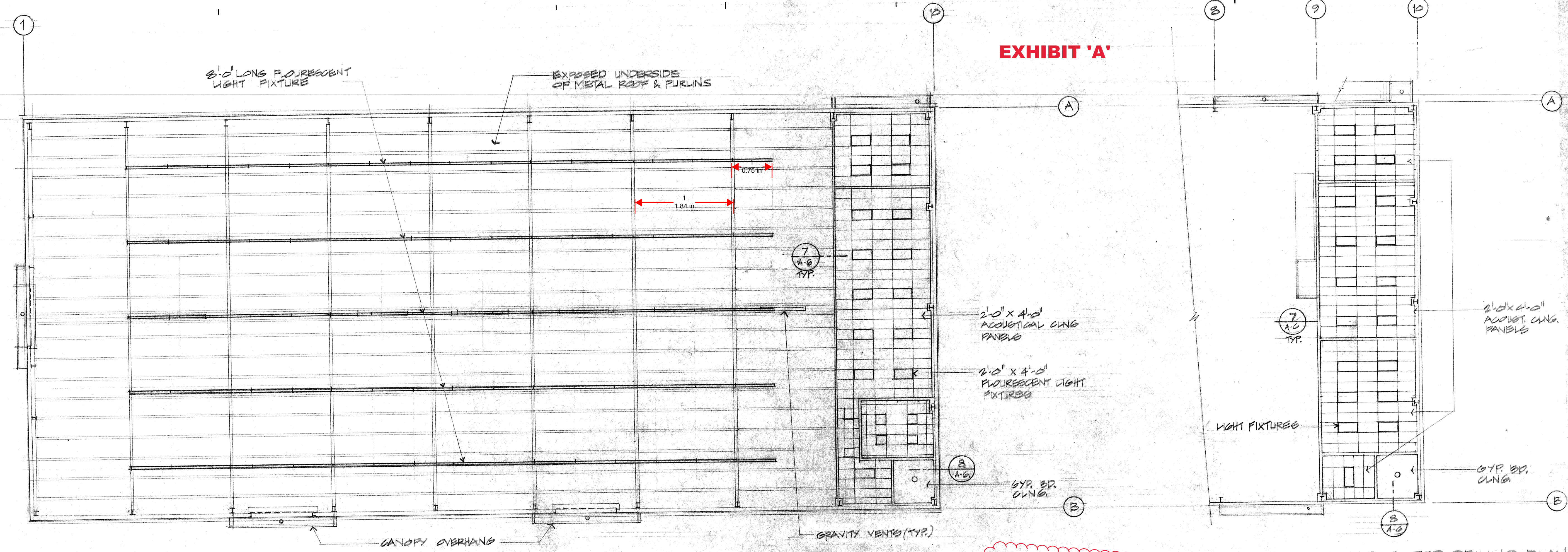
Connecting Wire Torques*		Socket Head Torque	
Screw Driver	Socket Head	Across Flats	Torque
Wire AWG	Torque Lb In	Flats	Lb In
18-10	35	1/8"	45
8-40	5/32"	—	100
6-4	3/16"	—	120

* Use Westinghouse Breakers 100 Amp Maximum. The Sum of Breakers To Any One Connector Is Not To Exceed 140 Amps.



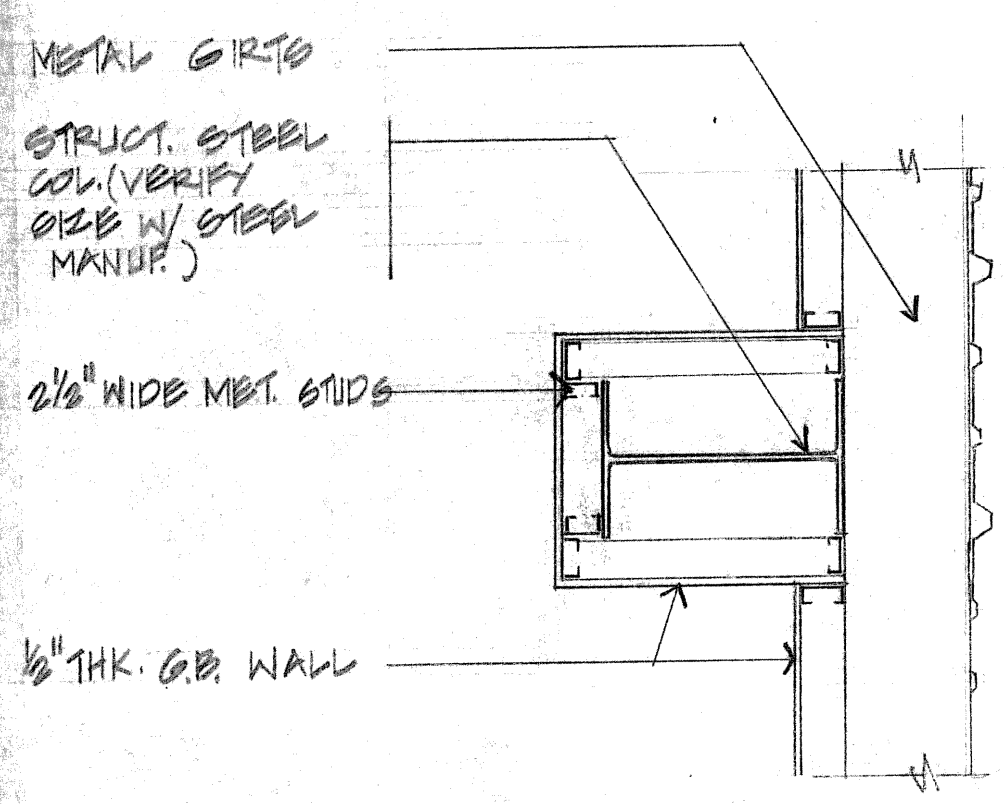
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

EXHIBIT 'A'

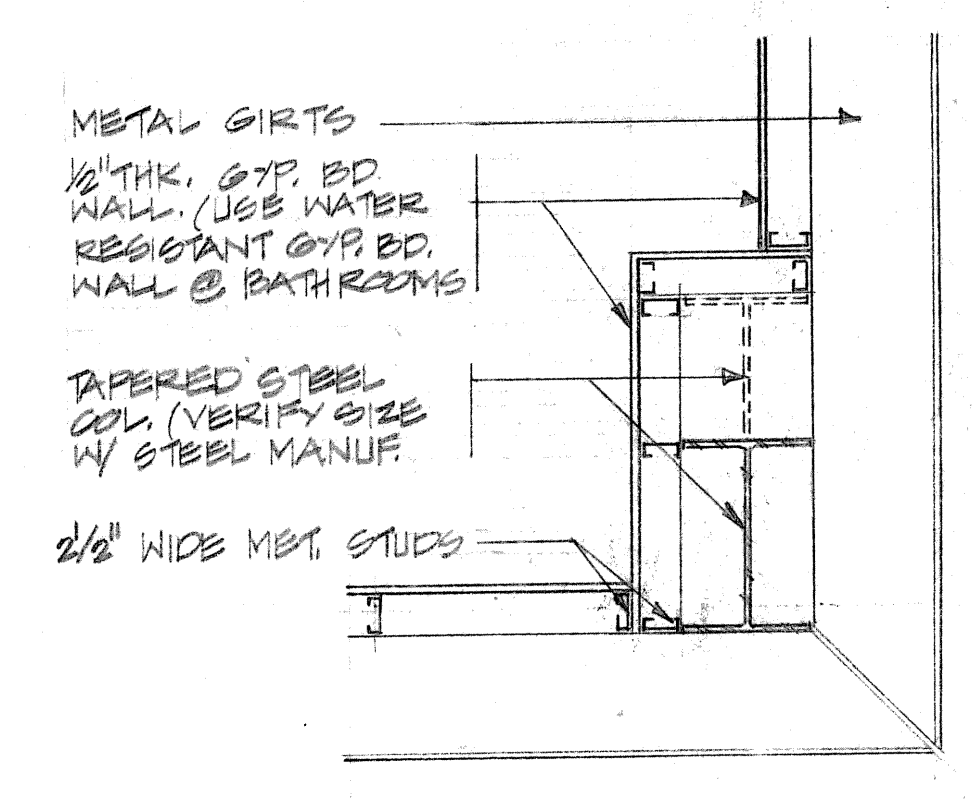


2 MEZZANINE & WAREHOUSE REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

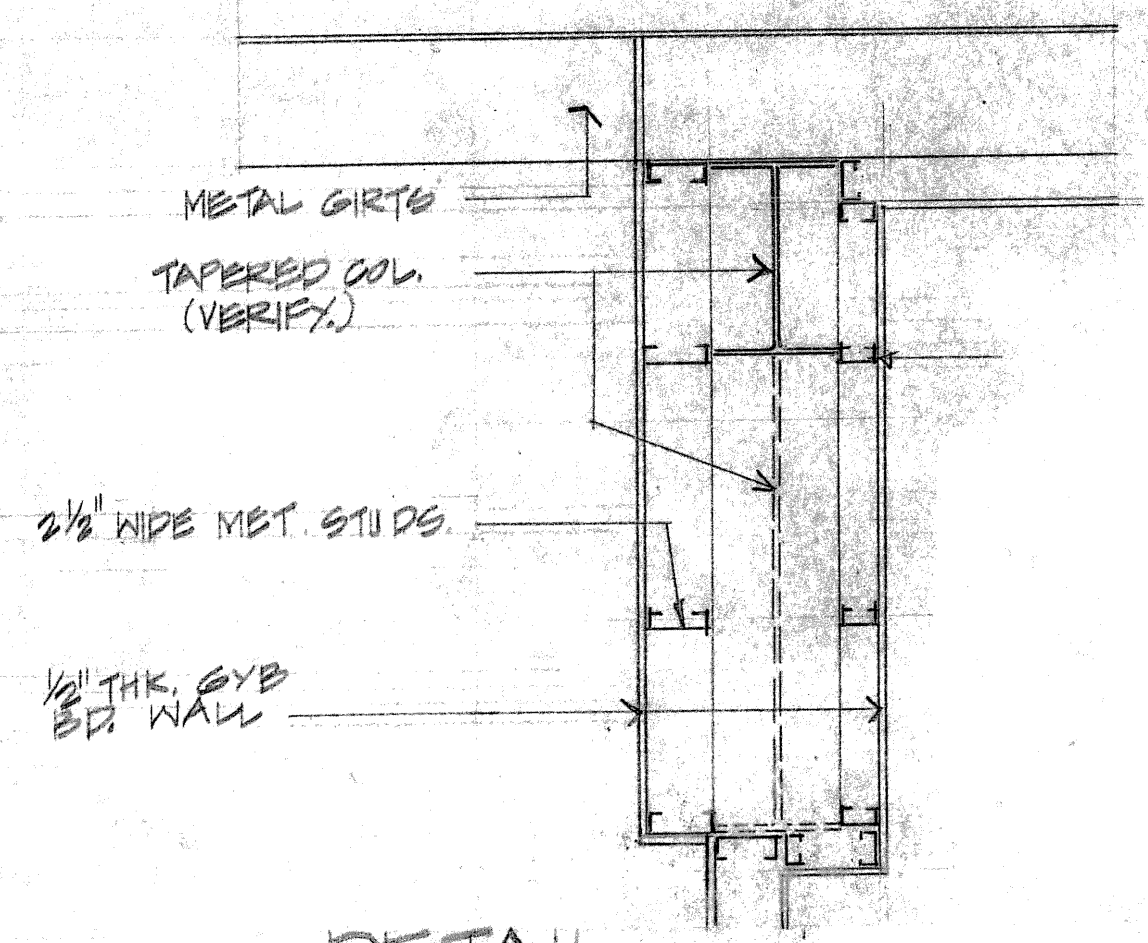
1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



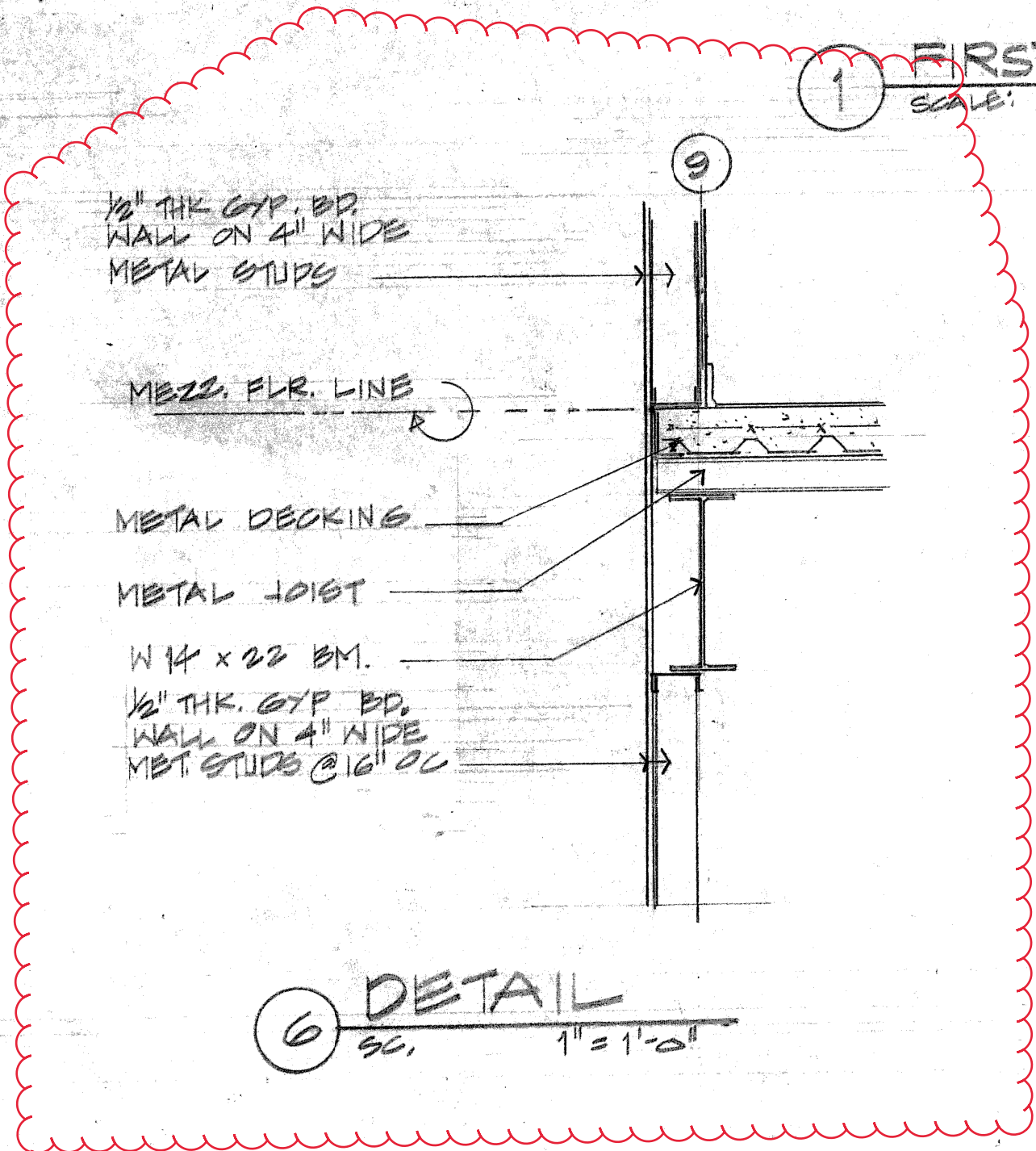
3 DETAIL
SCALE: 1/2\"/>



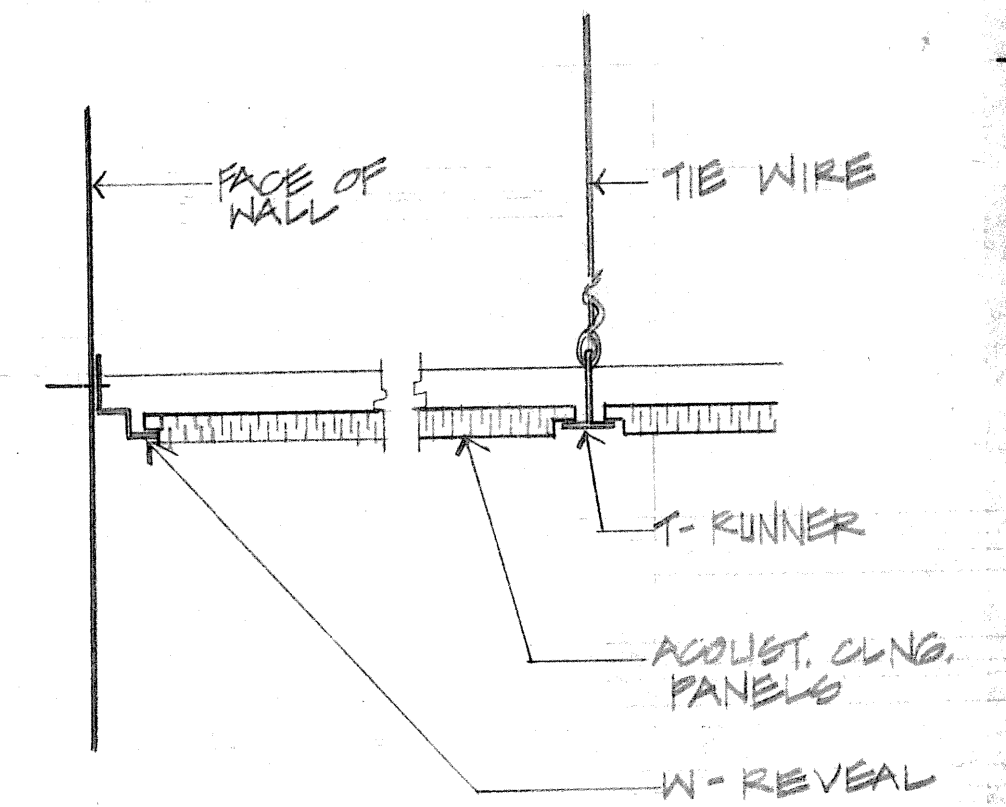
4 DETAIL
SCALE: 1/2\"/>



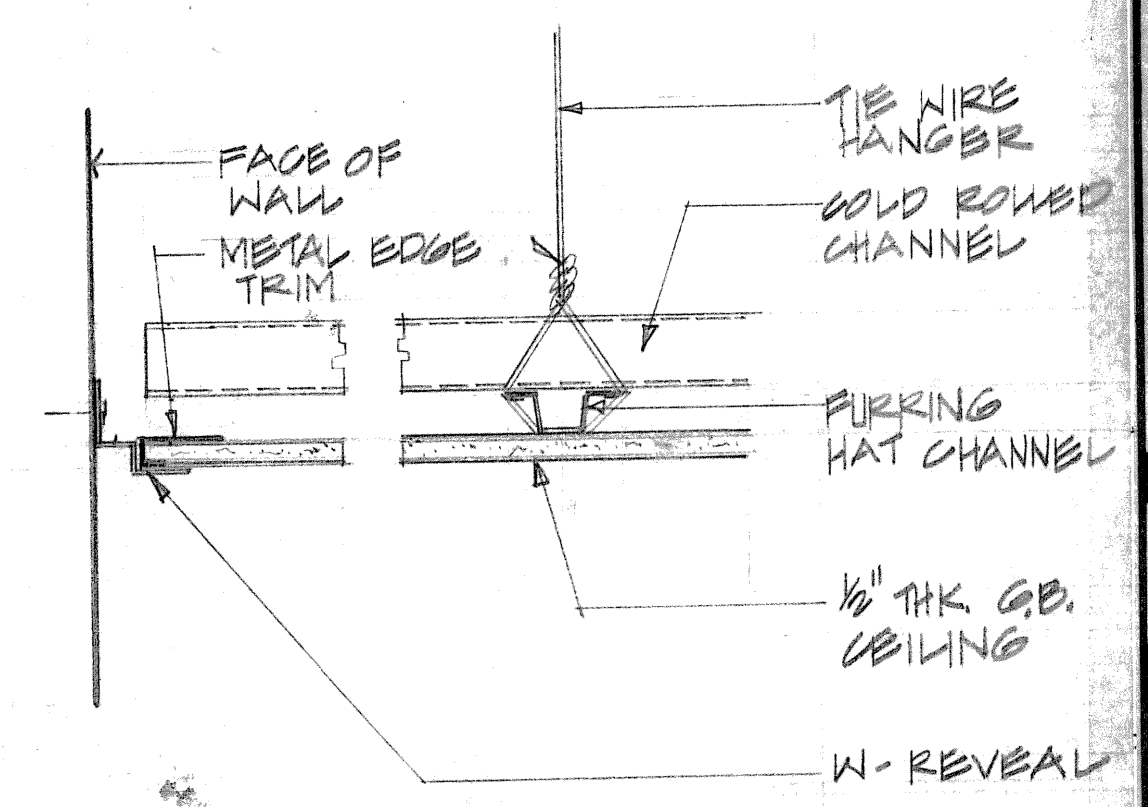
5 DETAIL
SCALE: 1/2\"/>



6 DETAIL
SCALE: 1\"/>

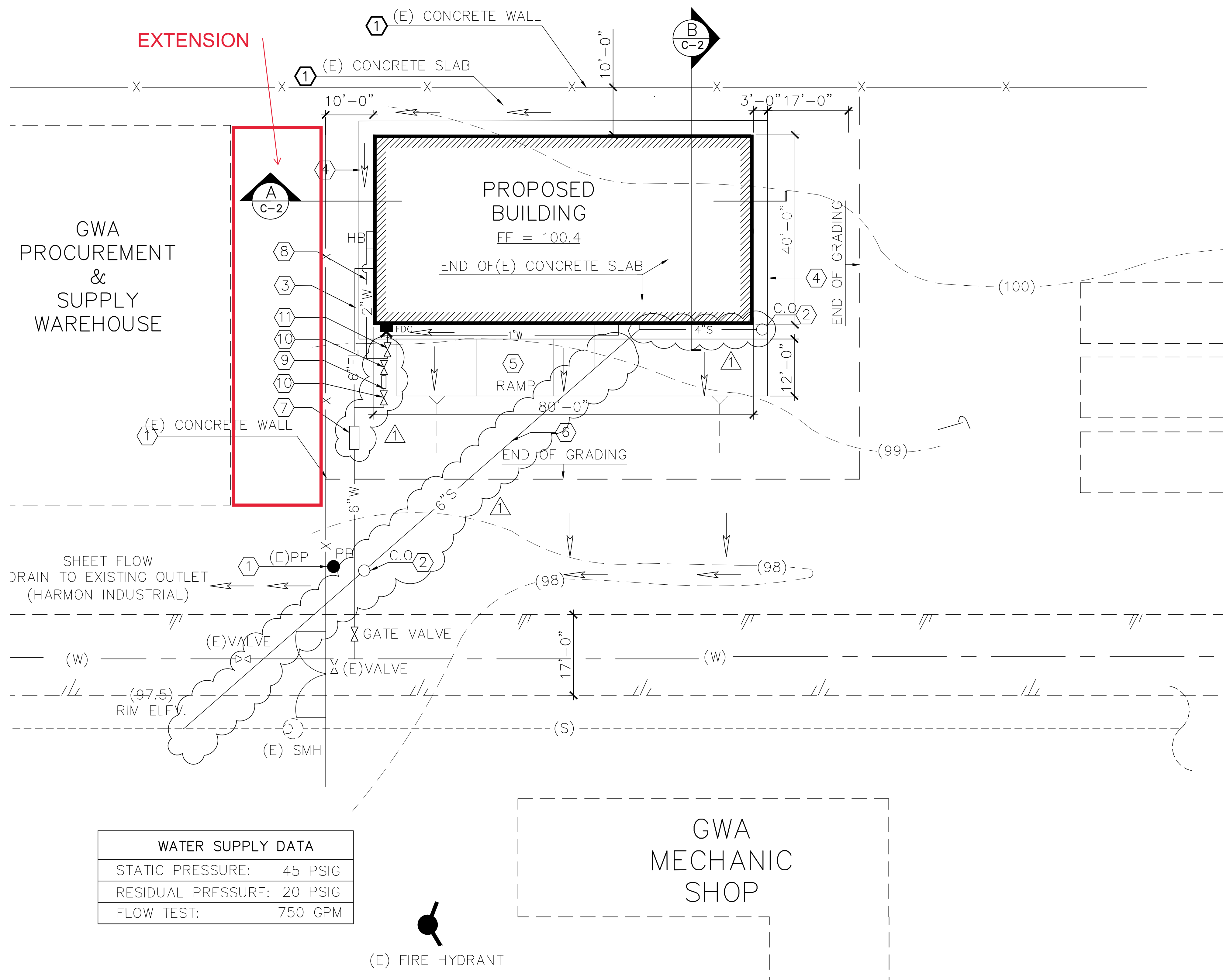


7 DETAIL
SCALE: 3/4\"/>



8 DETAIL
SCALE: 3/4\"/>

EXHIBIT 'B'



WATER SUPPLY DATA	
STATIC PRESSURE:	45 PSIG
RESIDUAL PRESSURE:	20 PSIG
FLOW TEST:	750 GPM

1 CIVIL PLAN
SCALE 1":150'

DISCLAIMER NOTE:
UTILITY LOCATION SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVER-HEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE ENCOUNTERED

LEGEND

- S — SANITARY SEWER LINE
- W — WATERLINE
- - - (S) - - - EXISTING SANITARY SEWER LINE
- - - (W) - - - EXISTING WATERLINE
- FIRE HYDRANT
- ⊗ GATE VALVE
- ⊙ SANITARY SEWER MANHOLE
- ① CONSTRUCTION NOTE
- FDC 4" SIAMESE FIRE DEPARTMENT CONNECTION
- PP EXISTING POWER POLE
- CLEANOUT
- △ REVISION 1

ABBREVIATIONS

- DWG DRAWING
- (E) EXISTING
- FL FIRE LINE
- FF FINISH FLOOR
- NTS NOT TO SCALE
- PP POWER POLE
- SMH SANITARY MANHOLE
- C.O CLEANOUT
- STD STANDARD

CONSTRUCTION NOTES

- ① PROTECT IN PLACE.
- ② INSTALLED 6" SANITARY SEWER CLEANOUT. (SEE PROJECT BOOK PER DETAIL SS-100)
- ③ INSTALLED 6" FIRE LINE WITH DCDA AND GATE VALVE (SEE PROJECT BOOK PER DETAIL W-150)
- ④ CONSTRUCT 4" THICK SIDEWALK PER DETAIL 01 OF SHT. C-2.
- ⑤ CONSTRUCTED 6" THICK CONCRETE RAMP PER DETAIL 02 OF SHT. C-2.
- ⑥ INSTALLED 6" PVC SANITARY SEWER LATERAL. (SEE PROJECT BOOK PER DETAIL SS-060).
- ⑦ INSTALLED 6" DCDA
- ⑧ INSTALLED 2" WATER LINE.
- ⑨ INSTALLED 2" WATER METER (PROVIDED BY GWA). (SEE PROJECT BOOK PER DETAIL W-060)
- ⑩ INSTALLED 2" WATER VALVE
- ⑪ INSTALLED 1" WATER VALVE

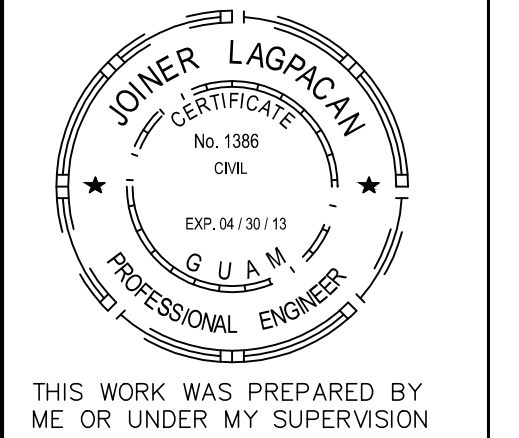
NOTE:
SHEET FLOW TO DRAIN TO EXISTING OUTLET@ HARMON INDUSTRIAL

NUMBER	REVISION DESCRIPTION	DATE
Δ	NEW SEWER & WATER LINE	06/24/13

PROJECT MANAGER:	DATE:	JOB NUMBER:	SCALE:
BLT	06/04/2012	2012_001	AS SHOWN

design land
C U A M
P.O. BOX 218374 GMF
BARRIGADA, GUAM 96921
TELE FAX : 671.637.7167

GWA METER TESTING FACILITY-GWA PROJ. NO. W1-005-BND
578 NORTH MARINE CORP. DR. TUMON, GUAM 96913
CIVIL PLAN



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
DRAWING NUMBER
C-1
SHEET 3 OF 4

AS-BUILT PLAN
NOVEMBER 18, 2013

EXHIBIT 'C'



GTA
BUILDING

GWA MTF

GWA
WAREHOUSE
FOR REPAIR

DISTANCE BETWEEN GWA WAREHOUSE AND GWA MTF = 32' APPROX.
DISTANCE BETWEEN GWA WAREHOUSE AND GTA BUILDING = 12' APPROX.