

GUAM WATERWORKS AUTHORITY
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## IFB No. 2025-44 Warehouse Lease (Re-Issuance) Response for Inquiries No. 1

This document addresses inquiries regarding IFB 2025-44. It provides clarifications and additional information for informational purposes. In the event that any responses result in modifications to the bid documents, they should be considered as amendments to the original IFB 2025-44.

QUESTION/INQUIRY AS SUBMITTED:		GWA RESPONSE:
Questions from August 29, 2025		
1.	The requirement mentions office with airconditioned space for administrative activities. Could you advise how many square footages of office space wouldyou be requiring in the warehouse.	Minimum 600sqft
2.	There is a requirement for a minimum of 6000 sqft. Is it fine if the proposed unit is 7232 sqft as our warehouse is around that range	Your proposed unit of 7,232 sqft is acceptable, but the ultimate award will be made to the lowest and most responsive and responsible bidder.
3.	Would the Power and water utility bills be paid by GWA or would you want it to be included as part of the lease agreement.	GWA will be financially responsible for power and water.
4.	On the RFP it mentions cost for 24 months. 12 months contract renewal. Would this value be paid as 12 months/24 months in advance after the bid is awarded or will this be paid monthly.	For this IFB, it will be paid monthly
5.	In reference to the above point would the 15% bid bond value be on top of 12 month/24 month/ monthly contract value?	The bid bond will be for the initial term of 24 months.
6.	When would be the start date of the lease agreement? (Move in date)	The start date is the date the awarded vendor receives the Purchase Order and Notice to Proceed.

Brett E. Railey, P.E.
Acting General Manager