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Response for Inquiries No. 1
IFB No. 2026-28
Grounds Maintenance Services Northern, Central, and Southern Districts
October 29, 2026

Please acknowledge receipt below, of this RFI Response, twelve (12) pages, and return to psbids@guamwaterworks.org.

Name of Prospective Bidder:	
Authorized Signature:	
Print Name:	
Date:	

This document and attachments address inquiries regarding IFB 2026-28. 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 2026-28. Bidders are advised to include this acknowledgement of receipt as part of their bid submission.

NOTICE TO PROSPECTIVE BIDDERS:

A. Please replace Section I. Bid Items with Attachment 1 – I. Bid Items (REVISED)(3 pages)
B. See below responses to Written Questions from Prospective Bidders:

	QUESTION/INQUIRY AS SUBMITTED:	GWA RESPONSE:
1.	Thank you for sharing the bid packet. By any chance, could we schedule another site visit? I hope you could accommodate.	GWA maintains the established schedule of events. No other site visits are scheduled at this time.
2.	Yigo Reservoir/BPS - Heavy Vegetation Please confirm whether the heavily overgrown/jungle area observed at Yigo Reservoir/BPS during the mandatory site visit is included in the contract scope. If included, please define the required clearing boundary and confirm whether the initial heavy clearing is included in the regular $/SF price or will be separately authorized and compensated.	Heavily overgrown vegetation located within the identified boundaries will be included in the contract scope. Pricing should be the regular cost per sq/ft. All costs submitted in Attachment 1 – I. Bid Items, shall cover all costs incurred in fulfilling the requirements under this Bid.

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

	QUESTION/INQUIRY AS SUBMITTED:	GWA RESPONSE:
3.	Maintenance Boundaries / 5-Foot Fence Line Please confirm whether maintenance includes both sides of applicable perimeter fences and approximately five (5') feet outward from the fence toward the roadway, as discussed during the site visit. Please identify any exceptions.	Please refer to Attachment 2 – Scope of Work. *"Mowing shall mean that grass, weeds and other vegetation shall be cut evenly up to the vertical edges, five (5') feet from each side of fences, curbs, sidewalks, driveways, abandoned concrete slabs, walls, fences, guy wires, poles, trees, foundations, garbage pads, ditches/swales, around garden or cultivated areas and any permanently fixed objects within the designated mowing area."*
4.	Site-Level Quantities Please provide, if available, the maintainable square footage or maintenance boundary for each individual site and confirm whether the published district square footage includes exterior fence-line areas and heavily vegetated areas.	Please refer to Attachment 1 – I. Bid Items. Estimated square foot is listed by Area & Attachment 2 – Scope of Work. Further details will be discussed with awarded bidder and Contracting Officer.
5.	Unvisited Sites / Different Conditions Please confirm that the designated site-visit locations are representative of the other listed facilities. Please identify any unvisited sites with materially different conditions, such as unusually large areas, steep terrain, heavy vegetation, difficult access, or other conditions that bidders should price separately.	Designated site visits are representative of other similar sites. All costs submitted in Attachment 1 – I. Bid Items, shall cover all costs and expenses incurred in fulfilling the requirements under this Bid.
6.	Included Ground-Maintenance Activities Please confirm the recurring work included in the $/SF price, including grass/vegetation cutting, fence-line cutting, edging/blowing, brush or shrub cutting, debris removal, and green-waste hauling. Please identify any work that is excluded or separately compensated.	Please refer to Attachment 2 – Scope of Work. All other work not identified in the Scope of Work may be requested through the issuance of a Change Order subject to negotiation and availability of funds.

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

	QUESTION/INQUIRY AS SUBMITTED:	GWA RESPONSE:
7.	Initial Overgrowth at Other Sites Where a site is substantially overgrown at contract commencement, please confirm whether the contractor must perform the initial clearing within the regular unit price or whether extraordinary initial clearing will be handled separately.	Contractor must perform the initial clearing within the regular cost per sq/ft.
8.	Green Waste I Cut Vegetation Please confirm whether cut grass and vegetation may remain appropriately distributed on-site or must be collected, hauled, and disposed of off-site at the contractor's cost.	Please refer to Attachment 2 – Scope of Work. – Clean Up. *"…Contractor shall clear all sidewalks and paved areas affected by the work and remove clippings and debris from the work site.*
9.	Service Frequency Please confirm that every listed site is to be serviced once per month unless otherwise directed by GWA and identify any sites requiring a different frequency.	Please refer to Attachment 2 – Scope of Work *Frequency of cuts is once per month, 12 times per year.*
10.	Total Amount/$ per SF Calculation Please confirm how bidders must calculate the 'Total Amount' from the $/SF price. Does the Total Amount represent one monthly service cycle, one year, the initial contract term, or another period?	Please refer to Attachment 1 – Bid Form. (($ per SQFT x Est SQFT = Price per cut) X Monthly Cost = Total Cost))
11.	Actual vs. Estimated Square Footage Are the published square-foot quantities guaranteed for payment or estimates only? If actual maintainable areas differ, please confirm how quantities and compensation will be adjusted.	Square foot quantities are guaranteed for payment. All other work not identified in the Scope of Work may be requested through the issuance of a Change Order subject to negotiation and availability of funds. Change orders may be based on costs submitted in bid submission.
12.	Contract Term and Renewal Pricing Please confirm the initial contract term, all renewal/option periods, and the maximum contract duration. Please also confirm whether unit prices remain fixed during	Please refer to Section v. Special Provisions, 8. Contract Term GWA intends to award a firm-fixed price contract to the most responsive and responsible bidder with the lowest price per area.

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

	QUESTION/INQUIRY AS SUBMITTED:	GWA RESPONSE:
	renewals or may be adjusted for mandatory wage/fringe-benefit increases or other government-imposed cost changes.	
13.	Bid Security/ 15% Calculation Please confirm the value to be used when calculating the required 15% bid security, particularly when bidding on multiple districts and where renewal/option periods are available.	Please refer to Section V. Special Provisions – 1. Bid Performance and Bond Requirements. *All bids must be accompanied by a Bid/Performance Bond in the amount of fifteen percent (15%) of the total bid price. Bid security may be a Bid/Performance Bond, a Surety Bond, a Certified Check or a Cashier's Check made payable to Guam Waterworks Authority.* Please refer to Section V. Special Provisions – 8. Contract Term. The initial term of the contract is three (3) years with the option to renew for an additional two (2) one (1) year terms. Subject to the availability of funds.
14.	Restricted Site Access Please clarify how access to secured reservoirs, BPS, PRV, and other facilities will be coordinated. If a contractor cannot enter an approved site because GWA access is unavailable, please confirm the rescheduling procedure.	Please refer to Attachment 2 – Scope of Work, Pre-Performance Conference "*Interruptions. Prior to commencing work, the Contractor shall meet with the Contracting Officer, at a time determined by the Contracting Officer, to discuss and develop mutual understanding relative to scheduling and administering work."* and Service Interruptions. **"***If any services must be discontinued, even temporarily, the Contractor shall notify the Contracting Officer, at least 10 working days in advance."*
15.	Storm/ Typhoon Cleanup Please confirm whether extraordinary cleanup following typhoons, storms, fallen trees, large branches, or similar events is included in the normal $/SF price or will be separately authorized and compensated.	All work not identified in Attachment 2 – Scope of Work may be requested through the issuance of a Change Order subject to negotiation and availability of funds. Change orders may be based on costs submitted in bid submission.

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

	QUESTION/INQUIRY AS SUBMITTED:	GWA RESPONSE:
16.	Since the bid is indicated as "All or Nothing," could you please confirm whether the 15% bid bond should be calculated based on the total bid amount for all districts combined, or whether a separate 15% amount should be calculated for each district?	*"This is not an all-or-none bid, meaning that the contract will be awarded to the bidder who submits the lowest total bid that is both responsive and responsible, fulfilling all requirements outlined in this packet."* Please refer to Section V. Special Provisions – 1. Bid Performance and Bond Requirements. *All bids must be accompanied by a Bid/Performance Bond in the amount of fifteen percent (15%) of the total bid price. Bid security may be a Bid/Performance Bond, a Surety Bond, a Certified Check or a Cashier's Check made payable to Guam Waterworks Authority.*

Bidders are also notified to visit the GWA website: www.guamwaterworks.org to ensure that any addenda to the bid, responses to questions/inquiries, and changes are communicated to all bidders during the solicitation process.

10/29/26

Thomas F. A. Cruz, P.E.
Acting General Manager

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RFI RESPONSE NO.1
ATTACHMENT 1 – BID FORM (REVISED)

Guam Waterworks Authority
Invitation for Bid Number: GWA 2026-28
Ground Maintenance Services for Northern, Central, and Southern Districts

To Provide Guam Water Works Authority with Ground Maintenance Services once a month at the various GWA sites listed below.

Vendors shall provide pricing for each square footage for Ground Maintenance to be performed for the reservoirs, PRV'S, and Booster Pump Stations located in the Northern, Central and Southern District. This solicitation is Not an All or None bid and will be evaluated based on the total lump sum submitted for each district and will be awarded to the lowest, responsive, and responsible bidder.

This is not an all-or-none bid, meaning that the contract will be awarded to the bidder who submits the lowest total bid that is both responsive and responsible, fulfilling all requirements outlined in this packet.

The undersigned (hereinafter called the Bidder), a _____ (Corporation, Partnership, or Individual) organized and/or licensed to do business in Guam hereby proposes and agrees to furnish all necessary labor materials, equipment, tools and services required for the: Ground Maintenance Services for Northern, Central, and Southern Districts
IFB NO. 2026-28 in accordance with the specifications and other contract documents prepared by the Guam Waterworks Authority
, for the bid price indicated below:

I. BID ITEMS

Item No	Description	$ per Square Footage	Monthly Cost: ($ per SQFT x Est SQFT = Price per cut)	Total Amount (Monthly Cost x 12 months = Total Amount)
1.0	Ground Maintenance for Northern Water Districts. Est. SQFT: 73,500	$ _____ . __	$ _____ . __	$ _____ . __
2.0	Ground Maintenance for Central Water Districts. Est. SQFT: 76,000	$ _____ . __	$ _____ . __	$ _____ . __

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

3.0	Ground Maintenance for Southern Water Districts. Est. SQFT: 88,205	$ _____ . __ _____ _____	$ _____ . __ _____ _____	$ _____ . __ _____ _____

The amount(s) stated above is/are to cover all costs and expenses incurred in fulfilling the requirements under this Bid.

The Bidder declares that it has carefully and thoroughly examined the location of and conditions at the site of the proposed work, the drawings, specifications and other contract documents and is familiar with the nature and extent of the work that is to be performed.

The Bid security enclosed herewith, without endorsement, in the sum of not less than the greater of (1) fifteen percent (15%) of the amount of the Total Bid Price, is furnished to GWA as a guarantee that Bidder will enter into a contract with GWA and a performance and a payment bond will be furnished within ten (10) calendar days after Bidder's receipt of notice from GWA of acceptance of its bid. In the event that this bid is accepted, and the Bidder shall fail to enter into the contract and furnish a satisfactory performance and payment bond under the conditions and within the time specified in the IFB, the Bid Security shall be forfeited as liquidated damages for the delay and additional work and costs caused thereby in obtaining another bidder, said amount being beforehand determined as reasonable and containing no penalties. Pursuant to 5 GCA § 5212(c), the bid security required under this IFB shall not be released upon award of the bid to the successful bidder, but instead shall continue in full force and effect until the services required by the contract awarded to the Contractor under this IFB are completed. In addition, pursuant to 5 GCA § 5212(g), the bid security that shall be held until complete provision of the services by the Contractor is deemed to be satisfactory to adequately protect the best interest of the government of Guam, from default, and thus, no separate performance bond shall be required of the Contractor.

The undersigned hereby acknowledges receipt of the following addenda (attach additional sheets if necessary):

If awarded the contract, the undersigned agrees to complete specific items of work at earlier dates as stated and the entire work within the specified calendar days of the commencement of the contract time as defined in the Contract Documents. The undersigned understands that GWA reserves the right to reject any or all bids or to waive any informality or technicality in any proposal in the interest of GWA.

RESPECTFULLY SUBMITTED,

Type of Organization (corporation, partnership, sole proprietorship, other):	

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

Bidder Name:	
Date:	
Authorized Representative Signature:	
Print Name of Authorized Representative:	
Title of Authorized Representative:	
Mailing Address:	
Physical Address:	
Telephone:	
Email:	
Applicable License No. and Expiration Date (attach copy)	

If Bidder is a CORPORATION, the legal name of the corporation shall be set forth above, together with the signature(s) of the Officer(s) authorized to sign contracts on behalf of the corporation. If bidder is a PARTNERSHIP, the true name of the firm shall be set forth above, together with the signature(s) of the partner(s) authorized to sign on behalf of the partnership. If bidder is an

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

INDIVIDUAL, his signature shall be placed above. If signature is by an agent, other than an officer of a corporation or member of a partnership, a POWER OF ATTORNEY must be on file with the GWA prior to the opening of the bid or submitted with the bids; otherwise, the bid may be rejected as irregular and unauthorized.

THIS BID FORM MUST BE COMPLETED AND RETURNED IN THE ENVELOPE CONTAINING THE BID SUBMISSION.

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

RFI RESPONSE NO.1
ATTACHMENT 2 – SCOPE OF WORK

Guam Waterworks Authority
Invitation for Bid Number: GWA 2026-28
Ground Maintenance Services for Northern, Central, and Southern Districts

Grounds Maintenance Services of the below listed areas shall include the following:

MOWING. Mowing shall be accomplished in all groomed and semi-groomed areas using appropriate equipment, including, but not limited to, riding mowers, push mowers, and bush cutters. Mowing shall mean that grass, weeds and other vegetation shall be cut evenly up to the vertical edges, five (5') feet from each side of fences, curbs, sidewalks, driveways, abandoned concrete slabs, walls, fences, guy wires, poles, trees, foundations, garbage pads, ditches/swales, around garden or cultivated areas and any permanently fixed objects within the designated mowing area. When either ditches or embankments occur in the areas to be maintained, the vegetation on, in and around such ditches or embankments shall be cut in the same manner as specified for the surrounding areas.

SAFE PRECAUTIONS. The Contractor shall follow proper techniques and procedures and shall take necessary precautions to prevent injury to any person, property or the environment. All equipment shall be equipped with appropriate safety devices as recommended by the original equipment manufacturer. Chain barriers shall be installed on mowers to ensure that rocks and debris are not thrown from the equipment.

FREQUENCY SCHEDULE AND INTERVALS

12 Times per year:

- Once a month (January through December)

CLEAN UP. Upon completion of assigned work in a given area, but in no event later than the end of each workday, the Contractor shall clear all sidewalks and paved areas affected by the work and remove clippings and debris from the work site. Roadways, pavements, parking lots, concrete pads, sidewalks, concrete walks, lined ditches and drainage structures with grass clippings and debris as a result of mowing shall be cleaned after each workday. Nylon cords used from bush cutters shall not be scattered on the mowed area or on the adjacent areas of work site. No clippings, or debris shall be allowed to remain overnight.

PRE-PERFORMANCE CONFERENCE. Prior to commencing work, the Contractor shall meet with the Contracting Officer, at a time determined by the Contracting Officer, to discuss and develop mutual understanding relative to scheduling and administering work. The Contractor shall

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

submit a current insurance certificate to the Contracting Officer at the pre-performance conference.

SERVICE INTERRUPTIONS. If any services must be discontinued, even temporarily, the Contractor shall notify the Contracting Officer, at least 10 working days in advance. If the discontinued service is due to any emergency breakdown, the Contractor shall notify the Contracting Officer, affected customers and tenants as soon as possible.

OTHER TASKS. GWA reserves the right to order work for areas not identified, provided these areas are within the project limit. Other work may be requested through the issuance of a Change Order, shall be subject to negotiation and execution by the parties of the Work Order, which shall state the scope of work, fee and project schedule.

LOCATIONS

Central
Southern
Northern

#	Location
1	Upper Tumon Compound
2	TAMUNING Reservoir (Airport)
3	TUMON Reservoir (Nissan)
4	BARRIGADA HEIGHTS Reservoir/BPS
5	MANGILAO Reservoir **(SITE VISIT)**
6	CHAOT Reservoir **(SITE VISIT)**
7	MANENGGON Reservoir
8	AGANA HEIGHTS Reservoir
9	NIMITZ UPPER Reservoir
10	NIMITZ LOWER BPS
11	Access BPS **(SITE VISIT)**
12	Adawag BPS
13	Pale Kiren BPS **(SITE VISIT)**
14	Ulloa/Untalan BPS
15	Latte Heights BPS
16	Pago BPS

Docusign Envelope ID: 63B1676C-C5F4-84D8-80F8-CAAC07EB5AF5

#	Location
17	Dairy Road PRV
18	A12 PRV Ordot **(SITE VISIT)**
19	Terao PRV **(SITE VISIT)**
20	Asan BPS
21	WINDWARDHILLS **(SITE VISIT)**
22	SINIFA Reservoir
23	SANTA RITA SPRINGS P.S.
24	Santa Rita Tank Access Road **(SITE VISIT)**
25	AGAT #1 (SANTA ANA LOWER)
26	AGAT #2 (SANTA ANA UPPER)
27	MALOJLOJ Reservoir
28	PIGUA (MERIZO) Reservoir **(SITE VISIT)**
29	UMATAC SUBDIVISION Reservoir
30	AGAT-UMATAC Reservoir
31	Brigade BPS
32	Windward Hills BPS
33	Camacho BPS
34	Tenorio BPS
35	Malojloj Line BPS
36	Geus BPS
37	Toguan BPS **(SITE VISIT)**
38	WBP-2 BPS
39	WBP-1 BPS
40	Ija BPS
41	Astumbo PRV (DW-F8)
42	Clara PRV
43	Route 3 Okkodo PRV
44	Route 1 Kaiser PRV
45	Carnation PRV
46	Jackson PRV
47	BARRIGADA 2M Reservoir/BPS
48	KAISER
49	ASTUMBO Reservoir/BPS
50	YIGO Reservoir/BPS **(SITE VISIT)**
51	SANTA ROSA Reservoir/BPS
52	Gayinero BPS **(SITE VISIT)**
53	Mataguac BPS