

SHIP TO: RECEIVING SECTION: GUAM POWER AUTHORITY P.O. BOX 2977 HAGATNA, GUAM 96932 TELEPHONE: (671) 648-3054/55	PURCHASE ORDER  GUAM POWER AUTHORITY ATURIDÅT ILEKTRESEDÅT GUÅHAN P.O. Box 2977 Hagatna, Guam 96932	THIS PURCHASE ORDER NUMBER 34368 MUST APPEAR ON ALL INVOICES. PACKING SLIPS, PACKAGES, B/L, CORRESPONDENCE, ETC.	
Facilities Management DFEJERAN1	TELEPHONE: (671) 648-3054/5 FAX: (671) 648-3165	PO DATE 11/12/2025	JOB ORDER NO./OBJ 31700.935000.28

**V
E
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D
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R** Vendor Number: **321242**

GUAM CLEANING MASTERS
P.O. BOX 9500
DEDEDO, GUAM 96929

TEL: (671) 646-2002 / 727-5907
FAX: (671) 646-4707
EMAIL: m.manipon.gcm@gmail.com
athomas.gcm@gmail.com
r.thomas.gcm@gmail.com

AUTHORITY: 3109
INVITATION NO.: GPA-060-25
CONTRACT NO.: C-060-25
TIME FOR DELIVERY:
COMPLETION:
EXPIRATION: 09/30/2026
DISCOUNT TERMS:
REQUISITION NO: 39682 OR

NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.0		L			\$288,880.00

To provide the Guam Power Authority, Facilities Division with Janitorial Services for Various Locations. Commencement shall be December 01, 2025 and expires September 30, 2026 or upon exhaustion of funds, whichever occurs first.

*COST BREAKDOWN:
\$28,888.00 x 10 Months = \$288,880.00
(December 01, 2025 - September 30, 2026)

A. LOCATIONS:
A.1- Gloria B. Nelson Public Service Building
A.2- Transmission & Distribution Administrative Building
A.3- Transmission & Distribution Meter/Relay Building
A.4- Julale Satellite Office
A.5- Generation Administrative Building
A.6- Generation Central Maintenance/Cabras Lab Building
A.7- Piti No. 7 Administrative Building
A.8- Piti No. 7 Control Room

B. SCOPE OF WORK & SPECIFICATIONS:
B.1- GLORIA B. NELSON PUBLIC SERVICE BUILDING
B.1.1- Operating hours: 8:00 A.M. - 5:00 P.M.
B.1.2- Operating Days: Monday, Tuesday, Wednesday,
Thursday, and Friday.
B.1.3- PSCC to be serviced twice daily (AM/PM).
B.1.4- Minimum two (2) cleaners per floor. Total
of six (6) cleaners for building.

Page 1 of 12

INSTRUCTIONS TO VENDOR: SEND CERTIFIED ORIGINAL AND THREE (3) COPIES OF INVOICE TO GUAM POWER AUTHORITY, PO BOX 2977 HAGATNA, GUAM 96932		<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL	
TOTAL		<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL	
SIGNATURE: 		12/6/2025	
ACKNOWLEDGED BY:  SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165		JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

SHIP TO: RECEIVING SECTION: GUAM POWER AUTHORITY P.O. BOX 2977 HAGATNA, GUAM 96932 TELEPHONE: (671) 648-3054/55	PURCHASE ORDER  GUAM POWER AUTHORITY ATURIDÅT ILEKTRESEDÅT GUÅHAN P.O. Box 2977 Hagatna, Guam 96932	THIS PURCHASE ORDER NUMBER 34368 MUST APPEAR ON ALL INVOICES. PACKING SLIPS, PACKAGES, B/L, CORRESPONDENCE, ETC.	
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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
B.2-	TOTAL SQUARE FOOTAGE: 107,458 SQUARE FEET				
B.2.1-	SQUARE FOOTAGE BREAKDOWN:				
B.2.1a-	Carpet: 60,032 Square Feet				
B.2.1b-	Vinyl Tile: 18,847 Square Feet				
B.2.1c-	Ceramic/Porcelain: 14,542 Square Feet				
B.2.1d-	Rubber Tile: 453 Square Feet				
B.2.1e-	Stairways: 1,655 Square Feet				
B.2.1f-	Electrical/Mechanical Rooms: 11,929 Square Feet				
B.2.1g-	Total Bathrooms: 17				
B.2.1h-	Sinks: 50				
B.2.1i-	Urinals: 12				
B.2.1j-	Commodes: 51				
B.2.1k-	Shower Stalls: 4				
B.3-	DAILY SCOPE OF WORK:				
B.3.1-	Empty all trash receptacles (inside/outside).				
B.3.2-	Empty outside ash-trays, sweep and pick-up trash.				
B.3.2a-	Deposit all collected trash in the bins provided by GPA.				
B.3.3-	Sweep floors, wipe walls around common areas.				
B.3.4-	Clean in/out of elevators - clean walls/doors.				
B.3.5-	Vacuum all carpeted areas and sweep/mop all tile areas.				
B.3.6-	Sweep/mop bathroom floors, disinfect toilets and urinals apply disinfectant and fragrance.				
B.3.7-	Wipe/dust furniture, portraits, frames, signs and cases.				
B.3.8-	Clean/scrub bathroom sinks, showers, commodes and urinals. Apply disinfectant and fragrance.				
B.3.9-	Replenish toilet tissue, hand towels and hand soap as needed.				
B.3.10-	Sweep/mop stairways, wipe handrails, interior and exterior.				
B.3.11-	Report (to Facilities Division) all non-functioning, defective utilities.				
B.3.12-	Wipe clean all interior and exterior glass on first floor, Customer Service area and second floor employees entrance.				
B.3.13-	Janitorial presence is required on-site from 8:00 A.M. to 5:00 P.M.				

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PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION	<i>JM</i>	TOTAL	
ACKNOWLEDGED BY: <i>Anthony</i>	SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165	SIGNATURE: <i>JM</i>	12/6/2025
		JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
B.4-	WEEKLY SCOPE OF WORK: B.4.1- Clean, vacuum, sweep all areas. B.4.2- Wipe walls, ledges, railing and glass. Use safe cleaner. B.4.3- Clean both sides of door glass panes, windows, partition and frame. Windex is preferred. B.4.4- Wipe interior glass windows. Windex is preferred.				
B.5-	QUARTERLY SCOPE OF WORK: B.5.1- Water-blast exterior sidewalks and concrete. B.5.2- Clean all exterior glass and window sill areas.				
B.6-	SEMI-ANNUAL SCOPE OF WORK: B.6.1- Deep clean carpets initially and semi-annual.				
C.	TRANSMISSION & DISTRIBUTION ADMINISTRATIVE BUILDING C.1- Operating Hours: 7:00 A.M. - 3:30 P.M. C.2- Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday. C.3- Janitorial presence, (1) cleaner is required on-site from 7:00 A.M. to 3:30 P.M, Monday, Tuesday, Wednesday, Thursday, Friday.				
C.4-	FIRST FLOOR: 7,742 Square Feet C.4.1- Offices: 13 C.4.2- Storage Rooms: 2 C.4.3- Restrooms: 2 C.4.4- Commodes: 5 C.4.5- Sinks, double: 2 C.4.6- Urinal: 1 C.4.7- Shower: 1				
C.5-	SECOND FLOOR: 7,742 Square Feet C.5.1- Offices: 11 C.5.2- Storage Rooms: 2 C.5.3- Kitchen: 1				

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PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION	<i>JM</i>	TOTAL	
ACKNOWLEDGED BY: <i>Benavente</i>	SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165	SIGNATURE: <i>JM</i>	12/6/2025
		JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	C.5.4- Urinal: 1 C.5.5- Commodes: 4 C.5.6- Sinks: 3 C.5.7- Shower: 1				
	C.6- DAILY SCOPE OF WORK: C.6.1- Sweep all areas. C.6.2- Empty all trash receptacles. C.6.3- Empty ash-trays. C.6.4- Mop all tile areas, Fridays only. C.6.5- Vacuum carpeted areas once a week. C.6.6- Wipe down walls. C.6.7- Clean all restrooms. Clean fixtures, mop and replace paper products. C.6.8- Deep clean carpet areas, initially, every 6 months thereafter.				
	C.7- SEMI-ANNUAL SCOPE OF WORK: C.7.1- Strip and Wax Tile				
D.	TRANSMISSION & DISTRIBUTION METER/RELAY BUILDING: D.1- Operating Hours: 7:00 A.M. - 3:30 P.M. D.2- Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday. D.3- Transmission & Distribution cleaner shall be on-site from 7:00 A.M. to 3:30 P.M.				
D.4-	FIRST FLOOR: 2,368 SQUARE FEET D.4.1- Offices: 3 D.4.2- Work Rooms 3 D.4.3- Storage Rooms: 4 D.4.4- Restrooms: 2 D.4.5- Commodes: 2 D.4.6- Sinks: 2				
D.5-	DAILY SCOPE OF WORK: D.5.1- Sweep all areas.				

Page 4 of 12

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ACKNOWLEDGED BY: <i>Anthony</i>	SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165	SIGNATURE: <i>b</i> 12/6/2025 JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
D.5.2-	Empty all trash receptacles.				
D.5.3-	Empty ash-trays.				
D.5.4-	Mop all tile areas, Fridays only.				
D.5.5-	Vacuum carpeted areas once a week.				
D.5.6-	Wipe down walls.				
D.5.7-	Clean all restrooms. Clean fixtures, mop and replace paper products.				
D.5.8-	Deep clean carpet areas, initially, every 6 months thereafter.				
D.6-	SEMI-ANNUAL SCOPE OF WORK:				
	D.6.1- Strip and Wax Tile.				
E.	JULALE SATELLITE OFFICE:				
E.1-	Operating Hours: 8:00 A.M. - 5:00 P.M.				
E.2-	Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday.				
E.3-	Square Footage: 2,043 Square Feet				
	E.3.1- Tile: 1,899 Square Feet				
	E.3.2- Carpet: 144 Square Feet				
	E.3.3- Restroom: 1				
	E.3.4- Commode: 1				
	E.3.5- Sink: 1				
	E.3.6- Janitorial presence, one (1) cleaner is required on-site from 8:00 A.M. to 5:00 P.M.				
E.4-	DAILY SCOPE OF WORK:				
	E.4.1- Sweep all areas.				
	E.4.2- Empty all trash receptacles.				
	E.4.3- Clean restroom. Clean fixtures, mop and replace paper products.				
	E.4.4- Dust/wipe all common areas (counters, tables, glass).				
E.5-	WEEKLY SCOPE OF WORK:				
	E.5.1- Mop all tile areas.				
	E.5.2- Vacuum cashier's vault.				

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ACKNOWLEDGED BY: <u>John M. Benavente</u>	SIGNATURE OF VENDOR	SIGNATURE: <u>John M. Benavente</u>	12/6/2025
RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165		JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

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	TEL: (671) 646-2002 / 727-5907	CONTRACT NO.: C-060-25
	FAX: (671) 646-4707	TIME FOR DELIVERY:
	EMAIL: m.manipon.gcm@gmail.com	COMPLETION:
	athomas.gcm@gmail.com	EXPIRATION: 09/30/2026
	r.thomas.gcm@gmail.com	DISCOUNT TERMS:
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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
E.6-	MONTHLY SCOPE OF WORK: E.6.1- Wax floors once every two months (after hours). E.6.2- B. Steam clean carpet areas.				
E.7-	SEMI-ANNUAL SCOPE WORK: E.7.1- Strip and Wax Tile.				
F.	GENERATION ADMINISTRATIVE BUILDING: F.1- Operating Hours: 7:00 A.M. - 3:30 P.M. F.2- Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday. F.3- Refer to Section J. below for cleaner requirement.				
F.4-	FIRST FLOOR: 4,200 SQUARE FEET: F.4.1- Offices: 8 F.4.2- Breakroom: 1 F.4.3- Restrooms: 3 F.4.4- Commodes: 2 F.4.5- Urinal: 1 F.4.6- Sinks: 3				
F.5-	SECOND FLOOR: 1,512 SQUARE FEET: F.5.1- Carpet, Manager Office: 324 Square Feet F.5.2- Offices: 3 F.5.3- Conference Room: 888 Square Feet F.5.4- Restrooms: 2 F.5.5- Urinal: 1 F.5.6- Commodes: 2 F.5.7- Sinks: 2 F.5.8- Shower: 1				
F.6-	DAILY SCOPE OF WORK: F.6.1- Sweep all areas.				

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JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority			

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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	F.6.2- Empty all trash receptacles.				
	F.6.3- Empty ash-trays.				
	F.6.4- Mop all tile areas, Fridays only.				
	F.6.5- Vacuum carpeted areas once a week.				
	F.6.6- Wipe down walls.				
	F.6.7- Clean all restrooms. Clean fixtures, mop and replace paper products.				
	F.6.8- Deep clean carpet areas, initially, every 6 months thereafter.				
F.7-	WEEKLY SCOPE OF WORK:				
	F.7.1- Spot clean and vacuum carpeted areas.				
	F.7.2- Wipe stains on walls, partitions, doors, ledges.				
	F.7.3- Clean both sides of glass windows, partition and frame.				
	F.7.4- Wipe all interior glass windows and panes.				
F.8-	SEMI-ANNUAL SCOPE WORK:				
	F.8.1- Strip and Wax Tile.				
G.	GENERATION CENTRAL MAINTENANCE/CABRAS LAB BUILDING:				
G.1-	Operating Hours: 7:00 A.M. - 3:30 P.M.				
G.2-	Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday.				
G.3-	Refer to Section J. below for cleaner requirement.				
G.4-	CENTRAL MAINTENANCE - 566 SQUARE FEET:				
	G.4.1- Office: 1				
	G.4.2- Cubicles: 3				
	G.4.3- Restroom: 1				
	G.4.4- Commode: 1				
	G.4.5- Sink: 1				
G.5-	CENTRAL LAB: 1,064 SQUARE FEET:				
	G.5.1- Offices: 2				
	G.5.2- Restroom: 1				

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	DISCOUNT TERMS:	REQUISITION NO: 39682 OR
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NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	G.5.3- Commode: 1				
	G.5.4- Sink: 1				
	G.5.5- Shower: 1				
	G.6- DAILY SCOPE OF WORK: G.6.1- Sweep all areas. G.6.2- Empty all trash receptacles. G.6.3- Empty ash-trays. G.6.4- Mop all tile areas, Fridays only. G.6.5- Vacuum carpeted areas once a week. G.6.6- Wipe down walls. G.6.7- Clean all restrooms. Clean fixtures, mop and replace paper products. G.6.8- Deep clean carpet areas, initially, every 6 months thereafter.				
	G.7- WEEKLY SCOPE OF WORK: G.7.1- Spot clean and vacuum carpeted areas. G.7.2- Wipe stains on walls, partitions, doors, ledges. G.7.3- Clean both sides of glass windows, partition and frame. G.7.4- Wipe all interior glass windows and panes.				
	G.8- SEMI-ANNUAL SCOPE WORK: G.8.1- Strip and Wax Tile.				
H.	PITI NO. 7 ADMINISTRATIVE BUILDING: H.1- Operating Hours: 7:00 A.M. - 3:30 P.M. H.2- Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday. H.3- Refer to Section J. below for cleaner requirement. H.4- SQUARE FOOTAGE: 1,800 SQUARE FEET: H.4.1- Restrooms: 3 H.4.2- Sinks: 3 H.4.3- Commodes: 3				

Page 8 of 12

INSTRUCTIONS TO VENDOR: SEND CERTIFIED ORIGINAL AND THREE (3) COPIES OF INVOICE TO GUAM POWER AUTHORITY, PO BOX 2977 HAGATNA, GUAM 96932		<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL	
PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION		JM	TOTAL
ACKNOWLEDGED BY: <u>Benavente</u>	SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165	SIGNATURE: <u>John M. Benavente</u>	12/6/2025
JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority			

SHIP TO: RECEIVING SECTION: GUAM POWER AUTHORITY P.O. BOX 2977 HAGATNA, GUAM 96932 TELEPHONE: (671) 648-3054/55	PURCHASE ORDER  GUAM POWER AUTHORITY ATURIDÅT ILEKTRESEDÅT GUÅHAN P.O. Box 2977 Hagatna, Guam 96932	THIS PURCHASE ORDER NUMBER 34368 MUST APPEAR ON ALL INVOICES. PACKING SLIPS, PACKAGES, B/L, CORRESPONDENCE, ETC.	
Facilities Management DFEJERAN1	TELEPHONE: (671) 648-3054/5 FAX: (671) 648-3165	PO DATE 11/12/2025	JOB ORDER NO./OBJ 31700.935000.28

V E N D O R	Vendor Number: 321242	AUTHORITY: 3109
	GUAM CLEANING MASTERS P.O. BOX 9500 DEDEDO, GUAM 96929 TEL: (671) 646-2002 / 727-5907 FAX: (671) 646-4707 EMAIL: m.manipon.gcm@gmail.com athomas.gcm@gmail.com r.thomas.gcm@gmail.com	INVITATION NO.: GPA-060-25 CONTRACT NO.: C-060-25 TIME FOR DELIVERY: COMPLETION: EXPIRATION: 09/30/2026 DISCOUNT TERMS: REQUISITION NO: 39682 OR

NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
H.5-	DAILY SCOPE OF WORK: H.5.1- Empty trash receptacles. Disinfect and replace liners. H.5.2- Deposit trash in bins provided by GPA. H.5.3- Sweep floors, wipe walls in common areas. H.5.4- Sweep, mop all areas. H.5.5- Sweep, mop bathroom floors, disinfect toilets, counters and urinals. H.5.6- Wipe bathroom walls and partitions. H.5.7- Clean, scrub bathroom sinks, urinals and commodes. H.5.8- Replenish toilet tissue, hand towels and hand soap as needed. H.5.9- Sweep, mop stairways, wipe hand-rails, interior and exterior. H.5.10- Report to Facilities Division any non-functioning and defective utilities.				
H.6-	WEEKLY SCOPE OF WORK: H.6.1- Spot clean and vacuum carpeted areas. H.6.2- Wipe stains on walls, partitions, doors, ledges. H.6.3- Clean both sides of glass windows, partition and frame. H.6.4- Wipe all interior glass windows and panes.				
H.7-	SEMI-ANNUAL SCOPE WORK: H.7.1- Strip and Wax Tile.				
I.	PITI NO. 7 CONTROL ROOM: I.1- Operating Hours: 7:00 A.M. - 3:30 P.M. I.2- Operating Days: Monday, Tuesday, Wednesday, Thursday, and Friday. I.3- Refer to Section J. below for cleaner requirement.				
I.4-	SQUARE FOOTAGE: 420 SQUARE FEET:				
I.5-	DAILY SCOPE OF WORK: I.5.1- Empty trash receptacles. Disinfect and replace liners. I.5.2- Deposit trash in bins provided by GPA. I.5.3- Sweep floors, wipe walls in common areas. I.5.4- Sweep, mop all areas.				

Page 9 of 12

INSTRUCTIONS TO VENDOR: SEND CERTIFIED ORIGINAL AND THREE (3) COPIES OF INVOICE TO GUAM POWER AUTHORITY, PO BOX 2977 HAGATNA, GUAM 96932		<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL	
PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION	<i>JM</i>	TOTAL	
ACKNOWLEDGED BY: <u>Anthony</u>	SIGNATURE OF VENDOR	SIGNATURE: <i>John M. Benavente</i> 12/6/2025	
RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165		JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

SHIP TO: RECEIVING SECTION: GUAM POWER AUTHORITY P.O. BOX 2977 HAGATNA, GUAM 96932 TELEPHONE: (671) 648-3054/55	PURCHASE ORDER  GUAM POWER AUTHORITY ATURIDÅT ILEKTRESEDÅT GUÅHAN P.O. Box 2977 Hagatna, Guam 96932	THIS PURCHASE ORDER NUMBER 34368 MUST APPEAR ON ALL INVOICES. PACKING SLIPS, PACKAGES, B/L, CORRESPONDENCE, ETC.	
Facilities Management DFEJERAN1	TELEPHONE: (671) 648-3054/5 FAX: (671) 648-3165	PO DATE 11/12/2025	JOB ORDER NO./OBJ 31700.935000.28

V E N D O R	Vendor Number: 321242	AUTHORITY: 3109
	GUAM CLEANING MASTERS P.O. BOX 9500 DEDEDO, GUAM 96929	INVITATION NO.: GPA-060-25
	CONTRACT NO.: C-060-25	TIME FOR DELIVERY:
	COMPLETION:	EXPIRATION: 09/30/2026
	DISCOUNT TERMS:	REQUISITION NO: 39682 OR
	TEL: (671) 646-2002 / 727-5907	
	FAX: (671) 646-4707	
	EMAIL: m.manipon.gcm@gmail.com	
	athomas.gcm@gmail.com	
	r.thomas.gcm@gmail.com	

NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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I.6- WEEKLY SCOPE WORK:

- I.6.1- Wipe stains on walls, partitions, door, ledges.
- I.6.2- Clean both sides of glass windows, partition and frame.
- I.6.3- Wipe all interior glass windows and panes.

J. REQUIREMENT:

J.1- One (1) cleaner shall be assigned (7:00 A.M - 3:30 PM), share assignment between:

- a. Generation Administrative Building
- b. Generation Central Maintenance/Cabras Lab Building
- c. Piti No. 7 Administrative Building
- d. Piti No. 7 Control room.

J.2- All cleaning equipment and supplies will be provided by the contractor. Only toilet tissue, hand towels, hand soap and plastic bags will be supplied by the agency.

J.3- During the term of this contract, should a service location be eliminated, an alternate site (comparable in square footage and scope of work) will be provided.

FY2025: OP NO.: 34368

12/01/2025 - 09/30/2026; 10 Months of 1 Year Base Contract.

CONTRACT TERM:

Contract term is for three (3) years with GPA's option to renew for two (2) additional one (1) year terms (5-year total) renewable annually, with the mutual agreement of both parties, unless sooner terminated in accordance with the provisions hereof or cancelled due to the unavailability of funds.

GPA POC:

Jerald Guzman, Tel. No.: (671) 300-3142
Edward Villanueva, Tel. No.: (671) 300-3084

Page 10 of 12

INSTRUCTIONS TO VENDOR: SEND CERTIFIED ORIGINAL AND THREE (3) COPIES OF INVOICE TO GUAM POWER AUTHORITY, PO BOX 2977 HAGATNA, GUAM 96932		<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL	
PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION	<i>Jm</i>	TOTAL	
ACKNOWLEDGED BY: <i>Anthony</i>	SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165	SIGNATURE: <i>John M. Benavente</i>	12/6/2025
		JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	

SHIP TO: RECEIVING SECTION: GUAM POWER AUTHORITY P.O. BOX 2977 HAGATNA, GUAM 96932 TELEPHONE: (671) 648-3054/55	PURCHASE ORDER  GUAM POWER AUTHORITY ATURIDÅT ILEKTRESEDÅT GUÅHAN P.O. Box 2977 Hagatna, Guam 96932	THIS PURCHASE ORDER NUMBER 34368 MUST APPEAR ON ALL INVOICES. PACKING SLIPS, PACKAGES, B/L, CORRESPONDENCE, ETC.	
Facilities Management DFEJERAN1	TELEPHONE: (671) 648-3054/5 FAX: (671) 648-3165	PO DATE 11/12/2025	JOB ORDER NO./OBJ 31700.935000.28

V E N D O R	Vendor Number: 321242	AUTHORITY: 3109
	GUAM CLEANING MASTERS P.O. BOX 9500 DEDEDO, GUAM 96929	INVITATION NO.: GPA-060-25
	CONTRACT NO.: C-060-25	TIME FOR DELIVERY:
	COMPLETION:	EXPIRATION: 09/30/2026
	DISCOUNT TERMS:	REQUISITION NO: 39682 OR
	TEL: (671) 646-2002 / 727-5907	
	FAX: (671) 646-4707	
	EMAIL: m.manipon.gcm@gmail.com	
	athomas.gcm@gmail.com	
	r.thomas.gcm@gmail.com	

NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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RESTRICTION AGAINST SEX OFFENDERS:
5 GCA Section 5253, enacted by P.L 28-24 and amended
by P.L. 28-98:

The service provider warrants that no person in its employment who has been convicted of a sex offense under the provisions of Chapter 25 of Title 9 of the Guam Code Annotated, or of an offense defined in Article 2 of Chapter 28 of Title 9 of the Guam Code Annotated, or who has been convicted of an offense with the same elements as heretofore defined in any other jurisdiction, or who is listed on the Sex Offender Registry shall provide services on behalf of the service provider while on government of Guam property, with the exception of public highways. If any employee of the service provider is providing services on government property and is convicted subsequent to an award of a contract, then the service provider warrants that it will notify the Government of the conviction within twenty-four (24) hours of the conviction, and will remove immediately such convicted person from providing services on government property. If the service provider is found to be in violation of any of the provisions of this paragraph, then the Government will give notice to the service provider to take corrective action. The service provider shall take corrective action within twenty-four (24) hours of notice from the Government, and the service provider shall notify the Government when action has been taken. If the service provider fails to take corrective steps within twenty-four (24) hours of notice from the Government, then the Government in its sole discretion may suspend temporarily any contract for services until corrective action has been taken.

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INSTRUCTIONS TO VENDOR: SEND CERTIFIED ORIGINAL AND THREE (3) COPIES OF INVOICE TO GUAM POWER AUTHORITY, PO BOX 2977 HAGATNA, GUAM 96932	 TOTAL	<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL
PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION		
ACKNOWLEDGED BY:  DATE: 12/31/2025	SIGNATURE:  12/6/2025	JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority
SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165		

SHIP TO: RECEIVING SECTION: GUAM POWER AUTHORITY P.O. BOX 2977 HAGATNA, GUAM 96932 TELEPHONE: (671) 648-3054/55	PURCHASE ORDER  GUAM POWER AUTHORITY ATURIDÅT ILEKTRESEDÅT GUÅHAN P.O. Box 2977 Hagatna, Guam 96932	THIS PURCHASE ORDER NUMBER 34368 MUST APPEAR ON ALL INVOICES. PACKING SLIPS, PACKAGES, B/L, CORRESPONDENCE, ETC.	
Facilities Management DFEJERAN1	TELEPHONE: (671) 648-3054/5 FAX: (671) 648-3165	PO DATE 11/12/2025	JOB ORDER NO./OBJ 31700.935000.28

**V
E
N
D
O
R** Vendor Number: **321242**

GUAM CLEANING MASTERS
P.O. BOX 9500
DEDEDO, GUAM 96929

TEL: (671) 646-2002 / 727-5907
FAX: (671) 646-4707
EMAIL: m.manipon.gcm@gmail.com
athomas.gcm@gmail.com
r.thomas.gcm@gmail.com

AUTHORITY: 3109
INVITATION NO.: GPA-060-25
CONTRACT NO.: C-060-25
TIME FOR DELIVERY:
COMPLETION:
EXPIRATION: 09/30/2026
DISCOUNT TERMS:
REQUISITION NO: 39682 OR

NO.	DESCRIPTION / SUPPLIER ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
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INDEMNIFICATION CLAUSE: Contractor agrees to save and hold harmless GPA, its board members, officers, agents, representatives, successors and assigns and other governmental agencies from any and all suits or actions of every nature and kind, which may be brought for or on account of any injury, death, or damage arising or growing out of the acts or omissions of the contractor, contractor's officers, agents (including subcontractors), servants or employees under this Agreement.

NOTE TO VENDOR:

1. Delivery is no later than the date indicate above.
2. All late deliveries and acceptance are subject to the Liquidated Damages Clause in Section 6-101.09.01 of the Guam Procurement Regulations.
3. All Requests for Delivery Extensions will be closely scrutinized as all items/services are crucial to new customer installation, maintenance, and on-going projects.
4. NOTE: Notwithstanding the fact that this contract was written by one (1) party, it will be construed that it was written by two (2) parties.

PAYMENT TERMS:
NET THIRTY (30) DAYS after receipt of ORIGINAL invoice for goods received and/or services rendered.

REVIEWED BY: *Jamie Lynn C. Pangelinan* 12/5/2025
JAMIE LYNN C. PANGELINAN Date
Supply Management Administrator
JM

Page 12 of 12

INSTRUCTIONS TO VENDOR: SEND CERTIFIED ORIGINAL AND THREE (3) COPIES OF INVOICE TO GUAM POWER AUTHORITY, PO BOX 2977 HAGATNA, GUAM 96932	\$288,880.00	<< DO NOT FILL THIS ORDER IF YOUR TOTAL COST EXCEEDS THIS TOTAL
PAYMENT UPON RECEIPT OF MERCHANDISE IN GUAM IN GOOD CONDITION	TOTAL	
ACKNOWLEDGED BY: <i>Anthony</i> DATE: 12/31/2025 SIGNATURE OF VENDOR RETURN TO PROCUREMENT DIVISION VIA FACSIMILE AT (671) 648-3165	SIGNATURE: <i>John M. Benavente</i> JOHN M. BENAVENTE, P.E., General Manager Date Delegated Authority	12/6/2025