



GUAM POWER AUTHORITY

ATURIDÂT ILEKTRESEDÂT GUÅHAN
P.O.BOX 2977 • HAGÂTÑA, GUAM U.S.A. 96932-2977

August 20, 2025

AMENDMENT NO.: V

TO

INVITATION TO BID NO.: GPA-062-25

FOR

GLORIA B. NELSON PUBLIC SERVICE BUILDING – PHYSICAL ACCESS CONTROL SYSTEM REPLACEMENT (DESIGN – BUILD)

Prospective Bidders are hereby notified of the following change and response to an inquiry received from Bidder No. 4 dated August 13, 2025 and Bidder No. 1 dated August 13, 2025.

CHANGES:

1. Bid Opening Date is changed **FROM** 9:00 A.M., Friday, August 29, 2025 (CHamoru Standard Time) **TO NOW READ** 9:00 A.M., Friday, September 19, 2025 (CHamoru Standard Time).

2. **REMOVE** Page 3c of 166 and **REPLACE** with Page 3d of 166 (see attached):

- a. Under **INVITATION FOR BID, INSTRUCTION TO BIDDERS**, Paragraph one has changed

FROM:

This bid shall be submitted in one (1) original and two (2) copies and sealed to the issuing office above no later than **(Time) 9:00 A.M., (CHamoru Standard Time; ChST) Date: August 29, 2025** and shall be publicly opened. Bid submitted after the time and date specified above shall be rejected. See attached General Terms and Conditions and Sealed Bid Solicitation for details.

*** TO NOW READ:**

This bid shall be submitted in one (1) original and two (2) copies and sealed to the issuing office above no later than **(Time) 9:00 A.M., (CHamoru Standard Time; ChST) Date: September 19, 2025** and shall be publicly opened. Bid submitted after the time and date specified above shall be rejected. See attached General Terms and Conditions and Sealed Bid Solicitation for details.

- b. Under **INVITATION FOR BID**, Cut-Off Date for Receipt of Questions and Clarifications has changed

FROM:

5:00 P.M., Close of Business (COB), July 09, 2025

*** TO NOW READ:**

5:00 P.M., Close of Business (COB), September 05, 2025

3. **REMOVE** Page 6b of 166 and **REPLACE** with Page 6c of 166 (see attached):

- a. Under **INVITATION FOR BID** Paragraph one has changed:

FROM:

The Government of Guam, through the Guam Power Authority, is soliciting bids for the **Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)**. Interested parties are required to submit two (2) copies and one (1) original of their sealed bids to the Guam Power Authority, Procurement Office located at 688 Route 15, Mangilao, Guam no later than **9:00 A.M., August 15, 2025**. Bids will be publicly opened in the Procurement Conference Room, 1st Floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam.

*** TO NOW READ:**

The Government of Guam, through the Guam Power Authority, is soliciting bids for the **Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)**. Interested parties are required to submit two (2) copies and one (1) original of their sealed bids to the Guam Power Authority, Procurement Office located at 688 Route 15, Mangilao, Guam no later than **9:00 A.M., September 19, 2025**. Bids will be publicly opened in the Procurement Conference Room, 1st Floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam.

4. **REMOVE** Page 7b of 166 and **REPLACE** with Page 7c of 166 (see attached):

- a. Under **INSTRUCTION TO BIDDERS** Paragraph one has changed:

FROM:

Interested parties shall submit two (2) copies and one (1) original of their sealed bids for the **Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)** project to the Guam Power Authority's Procurement Office, located at 688 Route 15, Mangilao, Guam, no later than **9:00 A.M. August 15, 2025**. Bids will be publicly opened in the GPA Procurement Conference Room, 1st floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam.

*** TO NOW READ:**

Interested parties shall submit two (2) copies and one (1) original of their sealed bids for the **Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)** project to the Guam Power Authority's Procurement Office, located at 688 Route 15, Mangilao, Guam, no later than **9:00 A.M. September 19, 2025**. Bids will be publicly opened in the GPA Procurement Conference Room, 1st floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam.

5. **REMOVE** Page 34 of 166 and **REPLACE** with Page 34a of 166 (see attached):

- a. Under **BID SCHEDULE**, **2M.1** has changed:

FROM:

2.m.1	Surveillance Cameras (Illustra Pro)
2m	Key / Door Locks
2o	Intercom System
2p	Security Storage Cabinet
2q	Testing & Validation

2r User Training
2s Spare Parts

*** TO NOW READ:**

2n Surveillance Cameras (Illustra Pro)
2o Key / Door Locks
2p Intercom System
2q Security Storage Cabinet
2r Testing & Validation
2s User Training
2t Spare Parts

INCLUSIONS:

1. Page 3d of 166 Under **INVITATION TO BID – 3RD PRE-BID/SITE VISIT (MANDATORY)**
(see attached)

The Guam Power Authority will only be accepting bid packages from those Interested Parties/Individuals that attended the Mandatory Pre-Bid/Site Visit held on Tuesday, June 12, 2025 and Tuesday, June 24, 2025.

RESPONSE:

Bidder No.: 4 dated 08/13/2025:

QUESTION:

1. We respectfully request to extend the bid opening date again to September 19, 2025 to allow us enough time to review and solicit prices for all the required hardware and software for this project.

ANSWER:

Refer to **CHANGES 1 and 2** above.

Bidder No.: 1 dated 08/13/2025:

QUESTION:

1. We request clarification regarding the submission requirements for the following documents:
 - a. C1. Formal Contract
 - b. C2. Performance and Payment BondsOur review of the bid documents, specifically the reference on page 7, item 3c, indicates these may be required with the bid submission. However, these documents are typically completed and submitted post-award. Please confirm if these documents are to be submitted as part of the bid package or if they are required upon notification of award.

ANSWER:

Yes, you are correct. Section 3c Contract Documents are documents during Post-Award, applicable to the successful bidder.

QUESTION:

2. Reference to Amendment No. 3 responses, please provide an updated price bid schedule on page 33 and 34.

a. Example: Amendment 3 no. 2m

i. Invitation for Bid, Division 1 - General Requirements Section 01010

Summary of Work, m Public Address Systems

From: m. Public Address System: GPA has an existing PA System. Consideration to argument and add speakers to Critical Asset Areas. Work may include...

To: m. DELETE.

ANSWER:

Refer to **CHANGES 5** above.

QUESTION:

3. We are requesting a site assessment with GPA's;
- a. Fire alarm contractor to confirm that the fire system can provide the fire drop upon fire alarm activation, due to that the government bid specs calls for magnetic locks. This is a life safety issue and required by the AHJ. This is needed as per the response from the RFI
 - b. Elevator contractor to confirm that the existing reader at the elevator is connected or there are inputs at the elevator controller for the access system to connect to.

ANSWER:

Refer to **INCLUSION** above.



QUESTION:

4. We are requesting access to the main security room where the Work station, Primary and Back-up servers are to be placed. This will determine what type of table or counter will be provided on the price proposal. We were unable to access the room during the last assessment. The GPA personnel on the last assessment were not sure and that POC who was aware and had access to the rooms was not present during the assessment.

ANSWER:

Refer to **INCLUSION** above.

All other Terms and Conditions in the bid package shall remain unchanged and in full force.


JOHN M. BENAVENTE, P.E.
General Manager 

47944BA8
INVITATION FOR BID

ISSUING OFFICE:

Guam Power Authority-Procurement Office
1st. Floor, Room 101
Gloria B. Nelson Public Service Building
688 Route 15
Mangilao, Guam 96913

Attn: JOHN M. BENAVENTE, P.E.
General Manager
c/o JAMIE LYNN C. PANGELINAN
Supply Management Administrator

 8/20/2025
JOHN M. BENAVENTE, P.E. **DATE**
General Manager

DATE ISSUED: 05/29/2025
06/05/2025 BID INVITATION NO.: GPA-062-25

BID FOR: Gloria B. Nelson Public Service Building Physical Access Control System Replacement (Design-Build)

SPECIFICATION: See Attached

DESTINATION: See Attached

REQUIRED DELIVERY TIME: Two Hundred Forty (240) Calendar Days After Notice to Proceed (NTP)

PRE-BID / SITE VISIT (MANDATORY): 9:00 A.M., Tuesday, June 12, 2005

2ND PRE-BID/SITE VISIT (MANDATORY): 9:00 A.M., Tuesday, June 24, 2025

* 3RD PRE-BID/SITE VISIT (MANDATORY): 9:00 A.M., Friday, August 29, 2025

* CUT-OFF DATE FOR RECEIPT OF QUESTIONS AND

CLARIFICATIONS: 5:00 P.M., Close of Business (COB), September 05, 2025

INSTRUCTIONS TO BIDDERS:

INDICATE WHETHER:

	INDIVIDUAL	PARTNERSHIP	CORPORATION
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INCORPORATED IN:

* This bid shall be submitted in one (1) original, two (2) copies and sealed to the issuing office above no later than **(Time) 9:00 a.m., (Guam CHamoru Standard Time; ChST), Date: September 19, 2025** and shall be publicly opened. Bid submitted after the time and date specified above shall be rejected. See attached General Terms and Conditions and Sealed Bid Solicitation for details.

The undersigned offers and agrees to furnish within the time specified, the articles and services at the price stated opposite the respective items listed on the schedule provided, unless otherwise specified by the bidder. In consideration to the expense of the Government in opening, tabulating, and evaluating this and other bids, and other considerations, the undersigned agrees that this bid remain firm and irrevocable within one hundred twenty (120) calendar days from the date opening to supply any or all of the items which prices are quoted.

NAME AND ADDRESS OF BIDDER: _____ _____ _____	SIGNATURE AND TITLE OF PERSON AUTHORIZED TO SIGN THIS BID: _____
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AWARD: CONTRACT NO.: AMOUNT: DATE:

ITEM NO(S). AWARDED:

CONTRACTING OFFICER:

JOHN M. BENAVENTE, P.E. DATE
General Manager

NAME AND ADDRESS OF CONTRACTOR: _____ SIGNATURE AND TITLE OF PERSON _____

INVITATION TO BID

- * The Government of Guam, through the Guam Power Authority, is soliciting bids for the **Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)**. Interested parties are required to submit two (2) copies and one (1) original of their sealed bids to the Guam Power Authority, Procurement Office located at 688 Route 15, Mangilao, Guam no later than **9:00 A.M., September 19, 2025**. Bids will be publicly opened in the Procurement Conference Room, 1st Floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam.

Contract time is **240 calendar days** after issuance of Notice to Proceed. All bids must be accompanied by a bid security in the amount of 15% of the total bid amount. Bid security can be made by a surety bond or cash deposit in the form of a certified check or cashier's check made payable to the Guam Power Authority.

All interested parties are hereby notice that minority business enterprises will be afforded full opportunity to submit bids in response to the invitation and will not be discriminated against on the grounds of race, color and national origin in consideration for an award.

The right is reserved to reject any or all bids and to waive any imperfection in the bids in the interest of the Guam Power Authority.

A pre-bid conference will be held on **June 12, 2025, 10:00** a.m. at the GPA Procurement Conference Room, 1st floor, Gloria B. Nelson Service Building, Mangilao, Guam. A site visit to allow prospective bidders to familiarize themselves with said project will be conducted after the pre-bid conference.

ITB-1

INVITATION TO BID
Gloria B. Nelson Public Service Building
Physical Access Control System Replacement
(Design-Build)

INSTRUCTIONS TO BIDDERS**1. RECEIPT AND OPENING OF BIDS**

- * Interested parties shall submit two (2) copies and one (1) original of their sealed bids for the **Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)** project to the Guam Power Authority's Procurement Office, located at 688 Route 15, Mangilao, Guam, no later than **9:00 A.M. September 19, 2025**. Bids will be publicly opened in the GPA Procurement Conference Room, 1st floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam.

Bids shall be made on the forms furnished by the Guam Power Authority and shall be enclosed in a sealed envelope addressed to the General Manager of Guam Power Authority, Procurement Office, 688 Route 15, Mangilao, Guam and endorsed with the name of the bidder and the title **"Gloria B. Nelson Public Service Building – Physical Access Control System Replacement (Design-Build)"**. Attention is called to the fact that bidders not only offer to assume the obligations and liabilities imposed upon the Contractor in the form of contract, but expressly make certain of the representations and warrants made therein. No effort is made to emphasize any particular provisions of the contract but bidders must familiarize themselves with every provision of the contract and its effects.

2. TIME OF COMPLETION

The Contractor shall commence work on the date specified in the Notice to Proceed and shall complete all work within **240 calendar days**, complete and ready for use. In the event the Contractor does not complete the work within the time specified, liquidated damages will be assessed as stated in Section 5 of the Special Provisions.

3. PLANS AND SPECIFICATIONS

Plans, specifications and bid forms may be obtained at the Procurement Office, 1st floor, Gloria B. Nelson Service Building, 688 Route 15, Mangilao, Guam for the purchase price of **\$100.00** for each set. There will be no refunds.

This invitation for bids consists of the following documents:

- a) Bid Invitation Documents
 - 1. Invitation to Bid
 - 2. Instructions to Bidders
- b) Bid Submittal Documents

All BIDDERS are required to submit the documents as required below. Failure to do so will mean disqualification and rejection of the submittal.

IB-1

2j	Audible Sounder Alarms	40	EA	_____	_____	_____	_____
2k	Back up Battery power supply Includes charger/minder/monitor	1	LS	_____	_____	_____	_____
2l	Motion Detectors	3	EA	_____	_____	_____	_____
2m	Video Surveillance System	1	LS	_____	_____	_____	_____
* 2n	Surveillance Cameras (Illustra Pro)	62	EA	_____	_____	_____	_____
* 2o	Key / Door Locks	9	EA	_____	_____	_____	_____
* 2p	Intercom System	1	LS	_____	_____	_____	_____
* 2q	Security Storage Cabinet	1	EA	_____	_____	_____	_____
* 2r	Testing & Validation	1	LS	_____	_____	_____	_____
* 2s	User Training	1	LS	_____	_____	_____	_____
* 2t	Spare Parts	1	LS	_____	_____	_____	_____
3	Project Closing Actions						
3a	Cleaning & Housekeeping	1	LS	_____	_____	_____	_____
3b	As-Built Submittal	1	LS	_____	_____	_____	_____
3c	All Other documentation: User manuals, product sheets, maintenance/service information	1	LS	_____	_____	_____	_____

Grand Total LS Amount Bid \$_____

(Bid Amount in Words)

Bid Price(s) above shall be inclusive of gross receipt taxes.
Award will be based on the lowest total lump sum bid.

The undersigned hereby acknowledges receipt of the following addenda:

BF-13