



GUAM POWER AUTHORITY

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

September 15, 2025

AMENDMENT NO.: VII

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 September 05, 2025 and Bidder No. 1 dated September 05, 2025.

CHANGES:

1. **REMOVE** Page 14 of 166 and **REPLACE** with Page 14a of 166 (see attached):

- a. Under **BID FORM** Paragraph three and four has changed:

FROM:

The bid security attached, without endorsement, in the sum of not less than fifteen percent (15%) of the amount of the bid, is furnished to the Government as a guarantee that the contract will be executed and **a performance and payment bond furnished within fourteen (14) days after the acceptance of the bid of the undersigned**. In the event that the undersigned bidder shall fail to execute the contract and furnish a satisfactory performance and payment bond under the conditions and within the time specified in this bid, the bid security shall be forfeited as liquidated damages for the delay and additional work and costs caused thereby in obtaining another bidder. The undersigned hereby agrees that the amount of the attached bid security is a reasonable forecast of potential damages and is not a penalty.

If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within sixty (60) days after the opening thereof, the undersigned agrees to execute the form of agreement included as one of the contract documents, and to **furnish a performance and payment bond** in an amount equal to one hundred percent (100%) of the contract amount within **fourteen (14) working days** after receipt of such notice.

*** TO NOW READ:**

The bid security attached, without endorsement, in the sum of not less than fifteen percent (15%) of the amount of the bid, is furnished to the Government as a guarantee that the contract will be

- * **executed and a performance and payment bond furnished within ten (10) working days after the acceptance of the bid of the undersigned**. In the event that the undersigned bidder shall fail to execute the contract and furnish a satisfactory performance and payment bond under the conditions and within the time specified in this bid, the bid security shall be forfeited as liquidated

damages for the delay and additional work and costs caused thereby in obtaining another bidder. The undersigned hereby agrees that the amount of the attached bid security is a reasonable forecast of potential damages and is not a penalty.

If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within sixty (60) calendar days after the opening thereof, the undersigned agrees to execute the form of agreement included as one of the contract documents, and to furnish a performance and payment bond in an amount equal to one hundred percent (100%) of the contract amount within ten * (10) working days after receipt of such notice.

2. **REMOVE** Page 33 of 166 and **REPLACE** with Page 33a of 166 (see attached):

Under **BID SCHEDULE, 2b.2** has changed:

FROM:

2b.2 Enclose the first floor elevator area

*** TO NOW READ:**

2b.2 (Deleted)

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

Under **BID SCHEDULE, 2p** has changed:

FROM:

2p Intercom System

*** TO NOW READ:**

2p (Deleted)

4. **REMOVE** Page 98 of 166 and **REPLACE** with Page 98a of 166 (see attached):

Under **1.2 PHYSICAL ACCESS CONTROL SYSTEM, b. 2** has changed:

FROM:

2. Enclose the first floor elevator area.

Work may include (as needed):

a) Partition Wall Barriers and Framing

b) Door and framing

c) Door Locks and or Key Cores.

Lock keys shall conform to the existing keying system of GBNPSB.

d) Emergency Push Bar Exits

e) All equipment, materials, peripherals, and incidentals required for proper installation and operation of system.

*** TO NOW READ:**

2. DELETE

5. **REMOVE** Page 100 of 166 and **REPLACE** with Page 100a of 166 (see attached):

a. Under **1.2 PHYSICAL ACCESS CONTROL SYSTEM, 6.** has changed:

FROM:

6. Provide/replace Network Video Recorder (NVR) with 24/7 record time and 45-day retention period. Backup solution to accommodate total system backup. System shall be or equivalent to ExacqVision A-Series IP Network Video Recorder. Ref.: Part No.: IP04-80T-R4A-E as it is used for other surveillance at other GPA facilities. System shall accommodate camera channels up to quantity specified in section p.

*** TO NOW READ:**

6. Provide/replace Network Video Recorder (NVR) with 24/7 record time and 45-day retention period. Backup solution to accommodate total system backup. System shall be or equivalent to ExacqVision A-Series IP Network Video Recorder. Ref.: Part No.: IP04-80T-R4A-E as it is used for other surveillance at other GPA facilities. System shall accommodate camera channels up to quantity * specified in section o.

b. Under **1.2 PHYSICAL ACCESS CONTROL SYSTEM, n** has changed:

FROM:

- n. Intercom System: Install an intercom system (speaker box) linked to the SOC at every critical asset area. Consideration is also being made to install an intercom system at the main PAC entry/exit points at GBNPSB to communicate with SOC operators. Work may include:
1. Intercom system
 2. All data and communication cables and wires.
 3. Additional required software and licenses needed for operations and maintenance
 4. All equipment, peripherals, and incidentals required for proper installation and operation of system.

*** TO NOW READ:**

- n. DELETE

6. **REMOVE** Page 156, 157, 158 and 159 of 166 and **REPLACE** with Page 156a, 157a, 158a, and 159a of 166 (see attached):

Under **FLOOR PLANS**, has changed (see attached)

INCLUSIONS:

1. Photos of the Communications Rooms (see attached)

- Switch Rack
- Cable Conduit
- Cable Tray

RESPONSE:

Bidder No.: 4 dated 09/05/2025:

QUESTION:

1. Please advise if the Motion Detector (M) is to be integrated with the Access Control System or it is on a separate system.

ANSWER:

Keep on a separate system.

QUESTION:

2. For the vehicle barrier lift, from the 3rd pre-bid conference, our understanding is that this is not included in this project and other vendors will be working on it. How about the electronic devices and other hardware related to this, are we including them in our proposal?

ANSWER:

Yes. The other gate project will incorporate all the electronic devices and hardware related to that vehicle entry system. It is not part of this project.

QUESTION:

3. Can we plug the Access Control and IP Camera into the same Network Switch?

ANSWER:

No. The two systems are stand-alone systems and shall be separately powered and not share devices such as switches.

QUESTION:

4. The fire alarm monitor module is needed for the Security Access to communicate. Who will be responsible for the additional work and cost of the fire alarm integration? Do these also apply to the elevator system? Does the elevator has a compatible input to connect to the new Access Control?

ANSWER:

Insofar as the scope of this bid package covers, the bidder shall assume all responsibilities and cover associated costs as part of its total bid.

QUESTION:

5. There are a few doors with the following requirements: CCSSL. Can you please explain the intent of the Locked/Secured Key Control?

ANSWER:

CCSL is in reference to the floor plan schematic provided in the bid. CCSSL stands for Camera, Balanced Magnetic Switch, and Locked/Secure Key Control (reference pg. 156-159 of Bid Packet). Locked/Secured Key Control refers to doors, typically emergency exits, that are normally secured and have locks that can be accessed from the exterior with keys.

QUESTION:

6. Bid Schedule 2.i:
Please identify the locations of the 25 each alarm Control Push Button and how you want them integrated into the new Access Control System.

ANSWER:

Refer to **CHANGE 6** above.
The Floor Plans have been updated to show the doors that warrant Control Push Button.

QUESTION:

7. Bid Schedule 2.j:
Please identify the locations of the 40 Audible Sounder Alarms and how you want them integrated into the new Access Control System.

ANSWER:

The audible sounder alarms are to be a local, stand-alone feature and not “statused” or “signaled” back to the ACS.

QUESTION:

8. Bid Schedule 2.p:
Please identify the location of the intercom system. Is this a part of the PA system that was supposed to be deleted?

ANSWER:

Refer to **CHANGES 3** above.
Refer to **Amendment No.: III**

QUESTION:

9. Please send us photos of all your COM rooms, emphasizing on the cable trays and the conduits.

ANSWER:

Refer to **INCLUSIONS** above.

Bidder No.: 1 dated 09/05/2025:

QUESTION:

1. Given that this is a design-build bid, can an additional column for “suggested quantity” be added to the bid schedule to assist in our proposal?

ANSWER:

GPA stands firm on the Bid Schedule as configured.
Refer to **CHANGES 2 and 3** above.

QUESTION:

2. We request clarification on the design recommendation for the elevator enclosure. We have identified a potential solution and would like to confirm if this proposed option should be included as a separate line item on the bid schedule.

ANSWER:

Refer to **CHANGE 2** above.

QUESTION:

3. Please confirm if the previously awarded gate bid covers the costs associated with the required infrastructure to accommodate the two readers at the entrance/exit gate.

ANSWER:

Yes. That is correct.

QUESTION:

4. A previous RFI response indicated that protected doors would be equipped with two readers but no "safety or emergency button." In the event of a system malfunction that prevents egress, what is the government's plan for ensuring personnel safety and an emergency exit from these doors?

ANSWER:

Incorporate within your design should emergency pull stations be suggested/required based on emergency egress routes and requirements for the ASC systems and mag/locks proposed for installation.

QUESTION:

5. Please confirm if the design requires two workstations: one for the IT department and one for the 24-hour monitoring room on the fourth floor.

ANSWER:

Work Station for server shall be provided by the bidder. Bidder shall be responsible for software installations and licensing on at least 3 PC's to be provided by GPA IT Division.

QUESTION:

6. We are still awaiting the pictures of the Communications Rooms that were requested in a prior RFI.

ANSWER:

Refer to **INCLUSION** above.

Note: All Communications Rooms in each floor of building are similar in design.

QUESTION:

7. Please confirm if the Guam Power Authority will be responsible for the additional costs to integrate our access control system with the existing systems for the designated Elevator and Fire Alarm vendors.

ANSWER:

Insofar as the scope of this bid package covers, the bidder shall assume all responsibilities and cover associated costs as part of its total bid.



QUESTION:

8. To ensure the highest level of accuracy and to provide a fully comprehensive proposal, we respectfully request a one-week extension for the bid submission deadline. This additional time is necessary to meticulously engineer the access control system design and to verify the availability and accurate pricing of all required equipment.

ANSWER:

Refer to **Amendment No.: VI.**

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


JOHN M. BENAVENTE, P.E.
General Manager 

BID FORM

Date: _____

To: _____

Gentlemen:

The undersigned (hereafter called the Bidder), a _____

(Corporation, Partnership or Individual)

organized and/or licensed to do business under the laws of _____,
hereby proposes and agrees to furnish all the necessary labor, materials, equipment, tools and
services necessary for the _____

_____ all in accordance with the drawings, specifications and other contract documents prepared by
the Guam Power Authority for the sum of _____
(\$_____) plus any and all sums to be added and/or deducted resulting from all
extra and/or omitted work in accordance with the unit and/or lump sum prices stated in the
itemized bid form attached hereto.

The undersigned has examined the location of the proposed work, the drawings, specifications
and other contract documents and is familiar with the local conditions at the place where the
work is to be performed.

- * The bid security attached, without endorsement, in the sum of not less than fifteen percent (15%) of the amount of the bid, is furnished to the Government as a guarantee that the contract will be executed and **a performance and payment bond furnished within ten (10) working days after the acceptance of the bid of the undersigned.** In the event that the undersigned bidder shall fail to execute the contract and furnish a satisfactory performance and payment bond under the conditions and within the time specified in this bid, the bid security shall be forfeited as liquidated damages for the delay and additional work and costs caused thereby in obtaining another bidder. The undersigned hereby agrees that the amount of the attached bid security is a reasonable forecast of potential damages and is not a penalty.
- * If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within sixty (60) calendar days after the opening thereof, the undersigned agrees to execute the form of agreement included as one of the contract documents, and to furnish a performance and payment bond in an amount equal to one hundred percent (100%) of the contract amount within ten (10) working days after receipt of such notice.

BF-1

BID FORM

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

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

Bidder will complete the work for the following price(s):

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Material</u>	<u>Equip.</u>	<u>Labor</u>	<u>Total</u>
1	Design	1	LS	_____	_____	_____	_____
2	Construction						
2a	Mobilization/Demobilization	1	LS	_____	_____	_____	_____
2b	Interior Wall Partition/Barriers						
2b.1	Enclose the area between the first floor lobby and second floor via the main stairwell	1	LS	_____	_____	_____	_____
* 2b.2	(Deleted)						
2c	Enterprise Access Control System						
2c.1	Primary system	1	EA	_____	_____	_____	_____
2c.2	Backup system	1	EA	_____	_____	_____	_____
2d	Turnstiles (Two locations, x2 each loc)	4	EA	_____	_____	_____	_____
2e	Access Control Panels (iSTAR Edge Panels with PSX Single Voltage Power System)	45	EA	_____	_____	_____	_____
2f	Card Readers (HID two method security readers, Compatible to FIPS-201 compliant badges)	73	EA	_____	_____	_____	_____
2g	Alarm Control Magnetic Locks	36	EA	_____	_____	_____	_____
2h	Alarm Control Push Button	25	EA	_____	_____	_____	_____

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BID FORM

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

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Material</u>	<u>Equip.</u>	<u>Labor</u>	<u>Total</u>
2i	Balanced Magnetic Switches	61	EA	_____	_____	_____	_____
2j	Audible Sounder Alarms	40	EA	_____	_____	_____	_____
2k	Backup 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	(Deleted)						
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.

BF-13

BID FORM

Gloria B. Nelson Public Service Building

Physical Access Control System Replacement

(Design-Build)

2. GPA recommends iSTAR door control panels as its solution for enterprise-wide access control. GPA has installed iSTAR panels across other security solutions at various facilities.
 3. GPA specifically recommends HID Global Readers that are compatible to FIPS-201 compliant badges.
- b. Interior Wall Partition/Barrier: Construct a buildout and installation of security access controls barriers and systems, which may include installing ceiling height partition/barriers, security doors and/or turnstiles to control access at the following areas:
1. Enclose the area between the first floor lobby and second floor via the main stairwell. Option to install at the base of the stairs or at the landing second floor area.
 - * 2. DELETE
- c. Turnstiles Access (Physical or Optical)
1. Provided recommended solutions to tie into enterprise monitoring system.
 2. All equipment, materials, peripherals, and incidentals required for proper installation and operation of system.
- d. Access Control Panels
1. iSTAR Edge Panels with PSX Single Voltage Power System
 2. All equipment, materials, peripherals, and incidentals required for proper installation and operation of system.
- e. Card Reader Access Controls
1. HID Global Readers (Compatible to FIPS-201 compliant badges)
 2. All equipment, materials, peripherals, and incidentals required for proper installation and operation of system

01010-4

SUMMARY OF WORK

Gloria B. Nelson Public Service Building –
Enterprise Physical Access Control System Replacement
(Design-Build)

maintenance

3. All data and communication cables and wires
4. Security Camera(s) shall be equivalent or better than Illustra Pro Gen4 Mini Dome 4 MP.
 - a) Cameras shall be rated for indoor/outdoor and/or hazardous area use (as required).
 - b) Cameras shall be high definition and may include pan, tilt, zoom (PTZ) capabilities.
 - c) Internal USB storage (min 32Gb memory)
 - d) Camera housings shall be tamper and/or vandal security type.
5. All equipment, materials, peripherals, and incidentals required for proper installation and operation of system.
- * 6. Provide/replace Network Video Recorder (NVR) with 24/7 record time and 45-day retention period. Backup solution to accommodate total system backup. System shall be or equivalent to ExacqVision A-Series IP Network Video Recorder. Ref.: Part No.: IP04-80T-R4A-E as it is used for other surveillance at other GPA facilities. System shall accommodate camera channels up to quantity specified in section o.
- m. DELETE
- * n. DELETE
- o. Security Storage Cabinet (as needed): Install security storage cabinet to house and protect security devices or systems on site
 1. Tamper Switches
- p. Estimated Equipment Need (Quantities listed are minimum, contractor shall verify):

Card Readers-----	73
BMS-----	61
Cameras-----	62
Key/Lock Doors-----	9
Turnstiles -----	4
Motion Detection-----	3

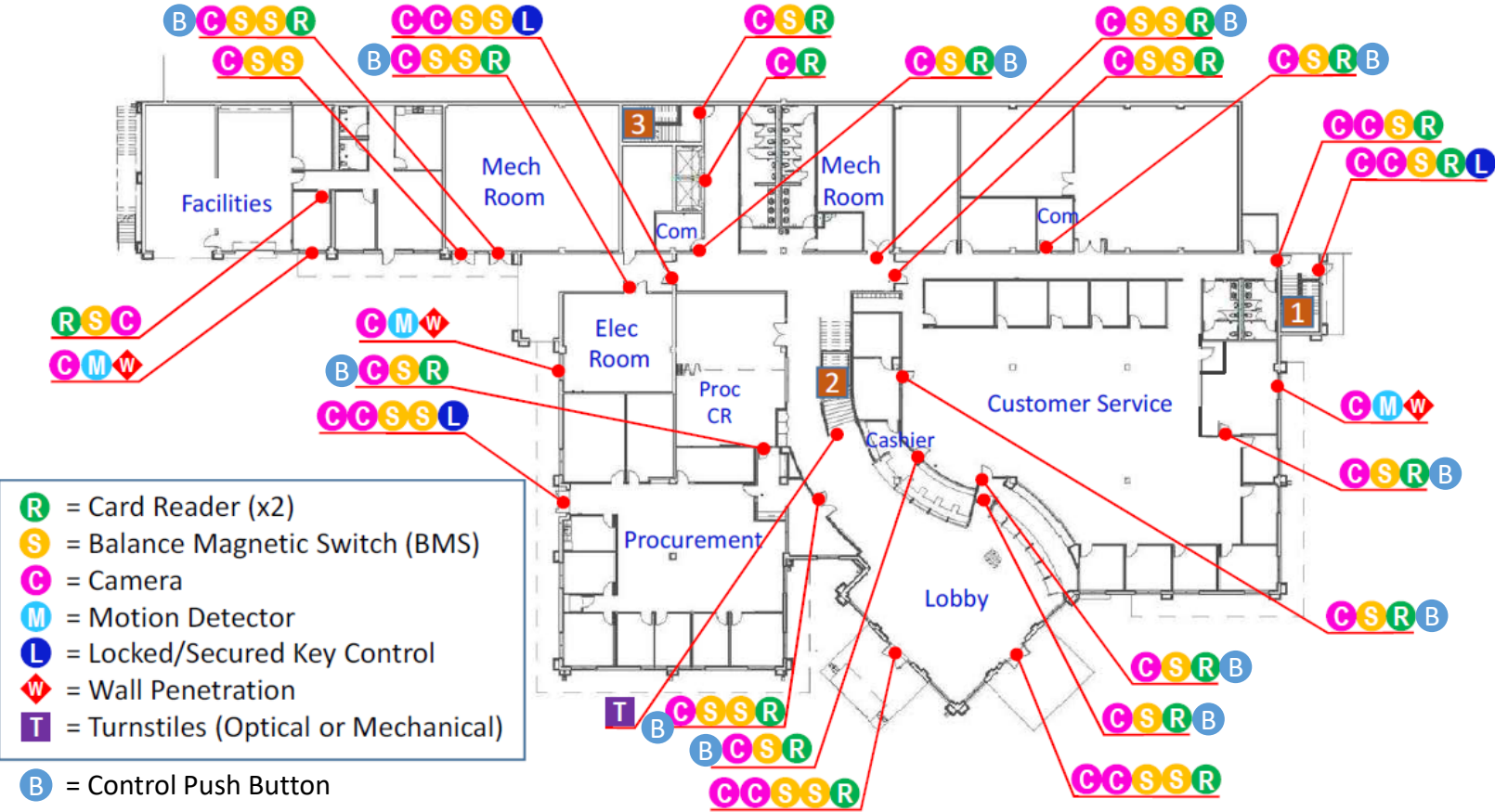
01010-6

SUMMARY OF WORK

Gloria B. Nelson Public Service Building –
Enterprise Physical Access Control System Replacement
(Design-Build)

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Gloria B. Nelson Public Service Building
Physical Access Control Project - First Floor Plan

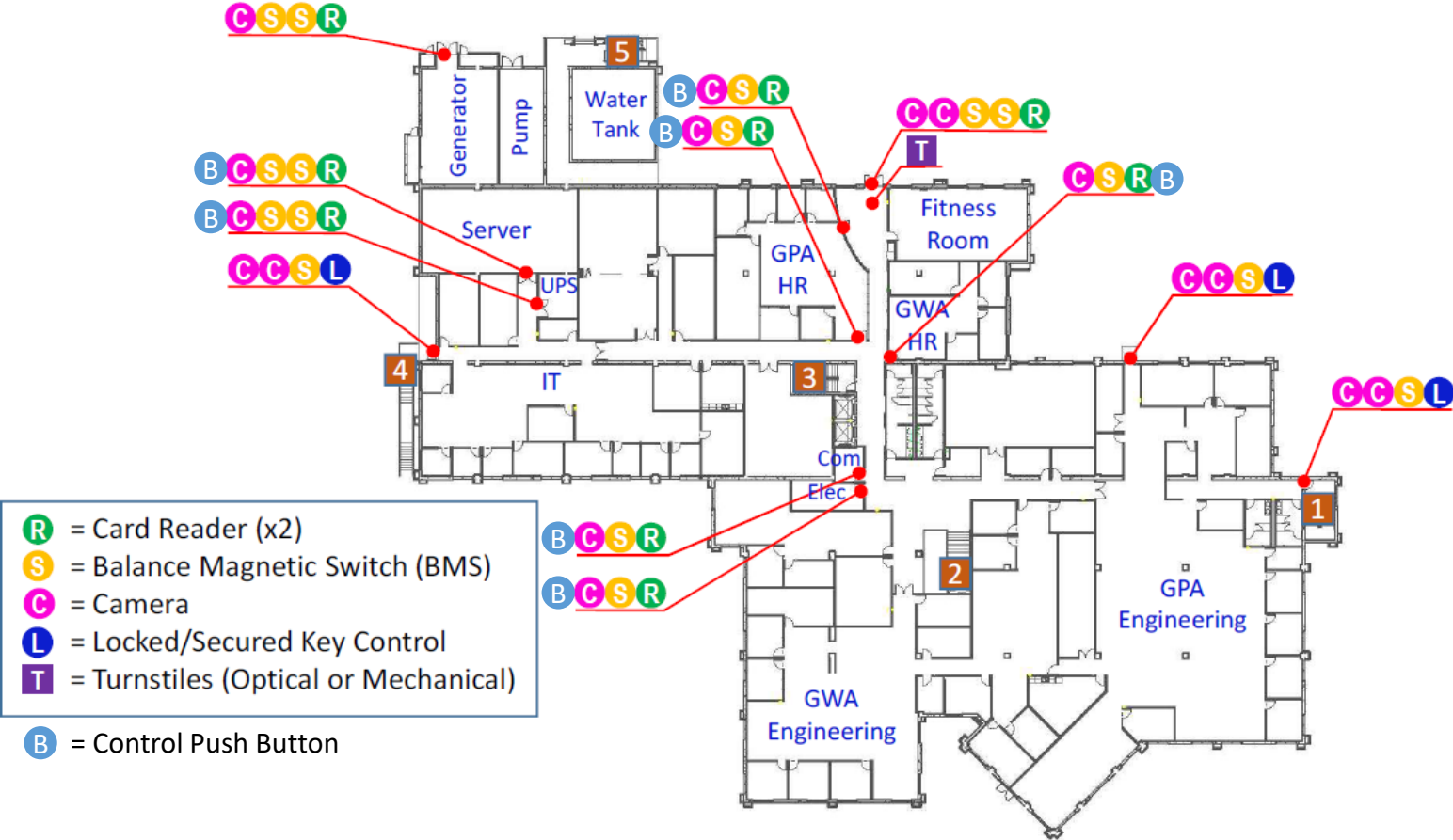


NOTE: Illustration is only a visual aid, refer to contract for details

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Gloria B. Nelson Public Service Building
Physical Access Control Project - Second Floor Plan

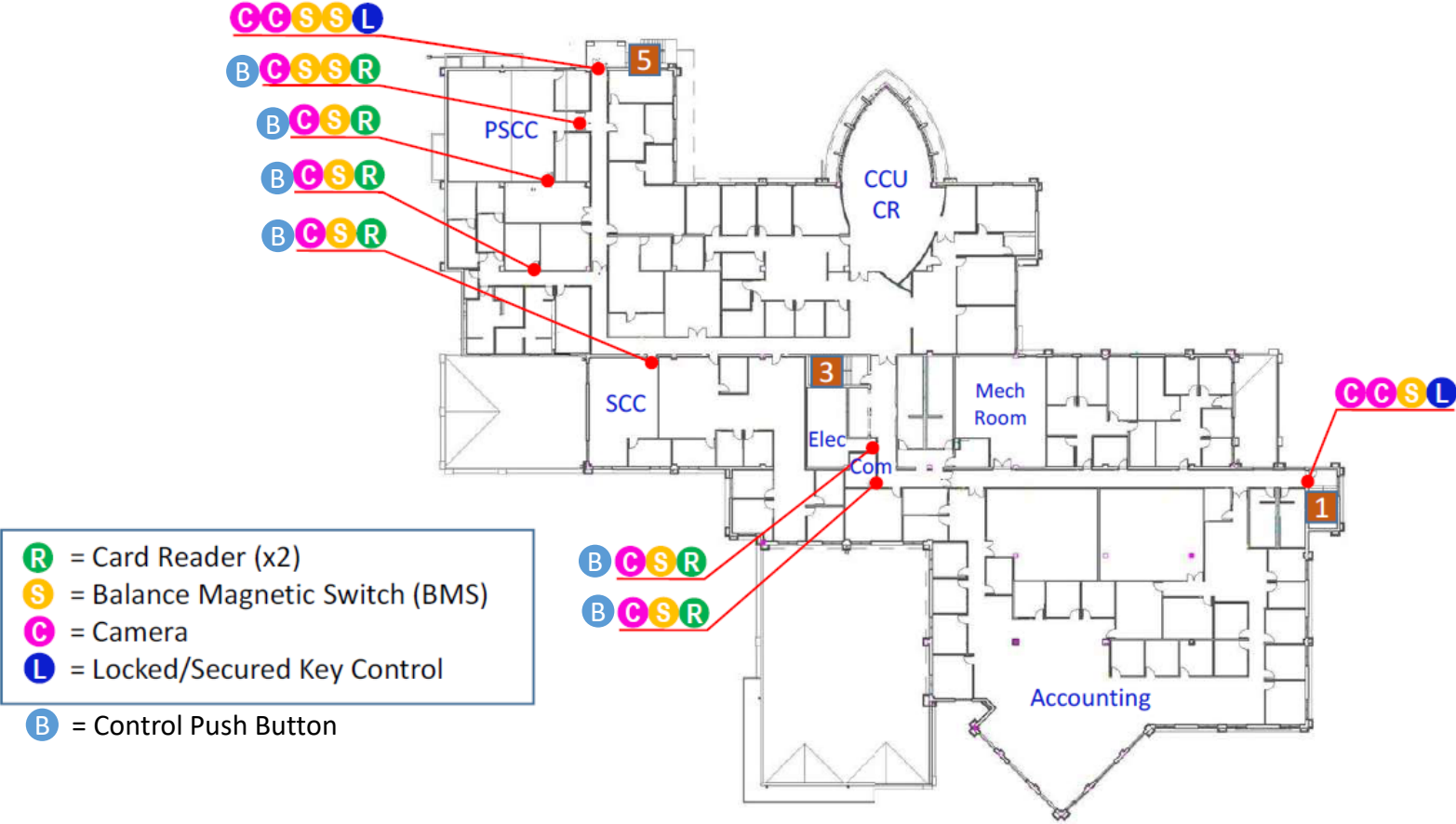


NOTE: Illustration is only a visual aid, refer to contract for details

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*Gloria B. Nelson Public Service Building
Physical Access Control Project - Third Floor Plan*

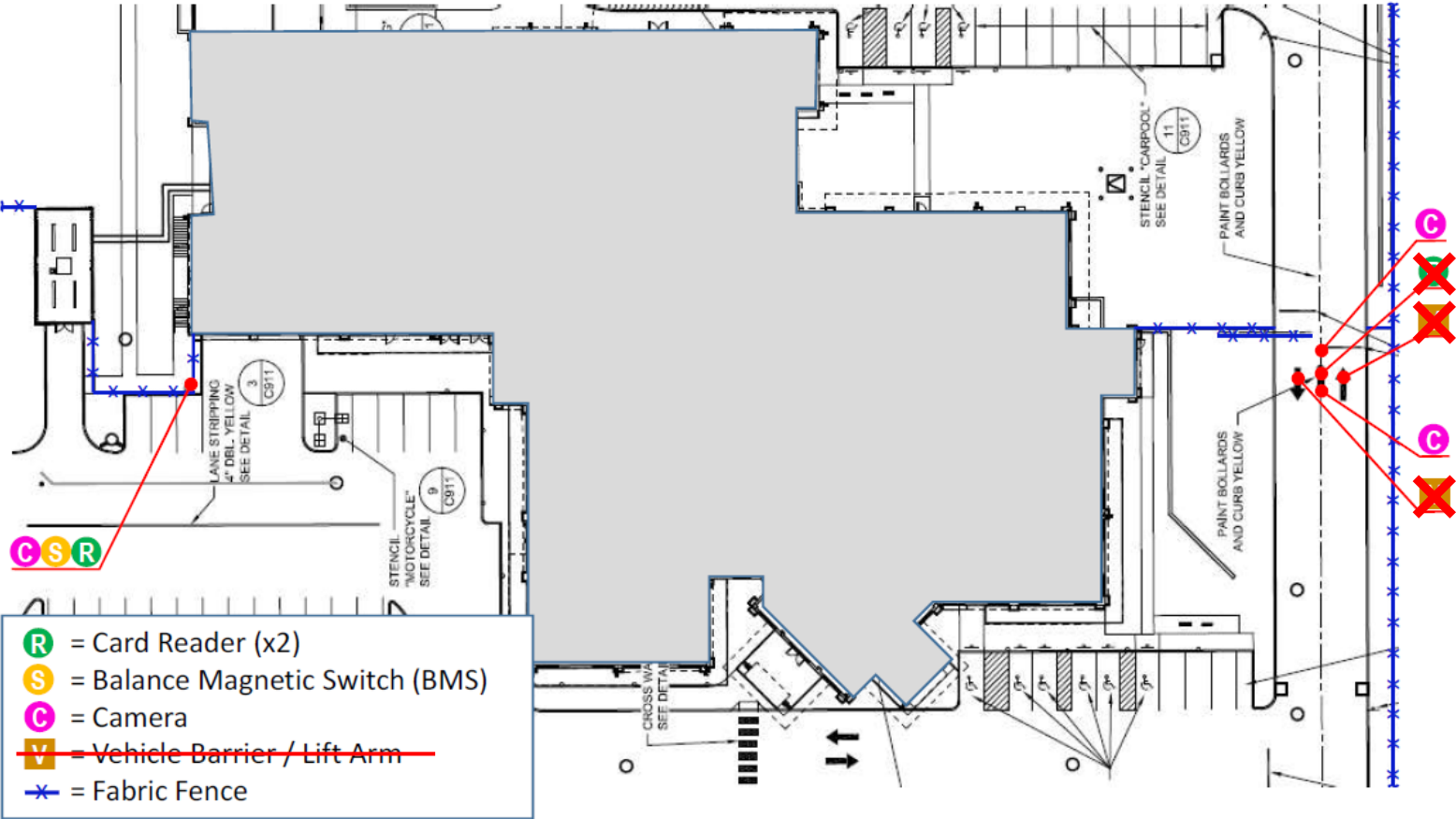


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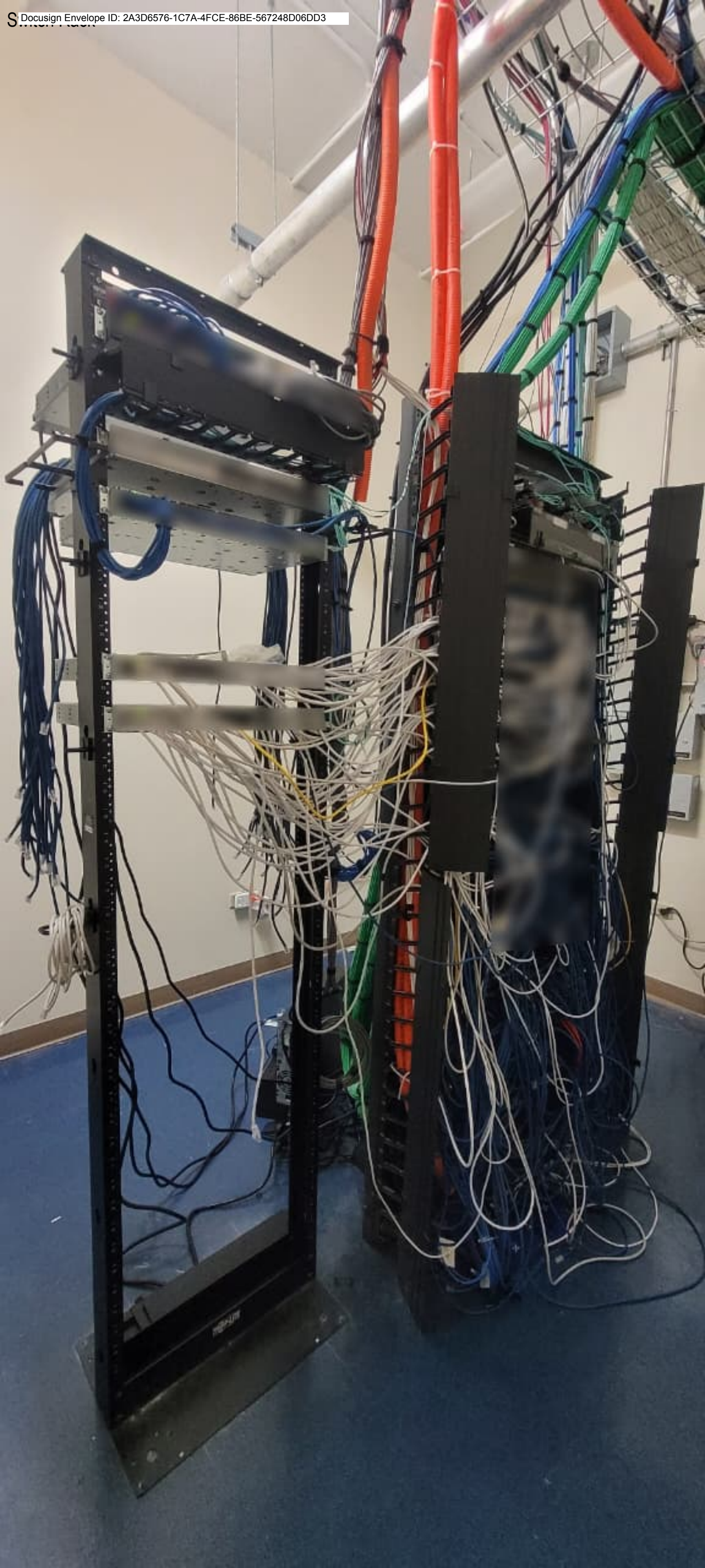
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Gloria B. Nelson Public Service Building
Physical Access Control Project – Perimeter Plan



NOTE: Illustration is only a visual aid, refer to contract for details

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Cable Tray

