



GHURA

Guahan Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



IFB GHURA-26-008

Rehabilitation of an Existing Twenty-One Unit Apartment Located at 150 Chalan Nette, Yigo Response to Inquiries No. 1

This Addendum and Response to Request for Information (RFI) is issued to modify the previously issued bid documents and/or given for informational purposes and to the extent the responses below modify the bid documents, please treat them as an amendment to the Bid. The following responses are in response to RFIs received from potential bidders on February 18, 2026 and February 19, 2026.

REF:	QUESTION/ INQUIRY AS SUBMITTED:	GHURA RESPONSE:
Questions from February 18, 2026 and February 19, 2026		
1.	It mentions administrative work of "complete shop drawing design signed/stamped by a professional engineer", do we need this even though it is minor renovations of each unit? If so, what do we need to have drawn of the design? The whole building and every unit?	1. Shop drawing is required only for radon mitigation and testing design, and certified by Mechanical Engineer.
2.	Will there be power/water at the units while working on the renovation?	2. The contractor is responsible to apply for water or power connection. GHURA will provide authorization for GPA and GWA.
3.	There was a mention of changing the water heater from 60 gallons to 50 gallons, can i confirm if this is the final change?	3. Yes, we confirm the water heater to be 50 gallons.
4.	Can you elaborate more on the refrigerator, are we buying a new refrigerator and then just hooking up and making sure it works?	4. Yes, the contractor is responsible in purchasing and installing the refrigerator. GHURA will inspect to make sure all appliances are functioning and free from damage or defect.
5.	Are we able to extend the work period from 180 days to 270 days?	5. The work will not be extended as GHURA is in a firm time line for completion of this project.



GHURA

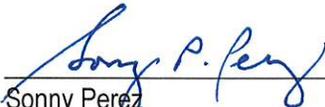
Guahan Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



6.	On the site visit, it was mentioned radon testing and mitigation for the first floor. on the SOW, it mentions 1 unit each for the 2nd and 3rd floor or not less than 10% of the total unit each floor. Can you explain more on this and how we are to do this?	6. The seven units on the first floor will be tested and require mitigation. The second floor and third floor federal regulation require 10 percent. However, the second and third floor only have seven units. So, one unit per floor will need to be tested. See reference: https://standards.aarst.org/MAMF-2017-0121/index.html for Radon Testing and https://standards.aarst.org/RMS-MF-2018-1220/index.html#zoom=z for Radon Mitigation.
7.	Would it be possible to arrange another site visit at your convenience? Please let me know what dates and times may be available.	7. Yes, a second and final site visit will be scheduled for February 25, 2026 at 9:00 AM. All interested will meet at GHURA Main Office.

Bidders are also notified to visit GHURA website: www.ghura.org to ensure that addenda to the bid, answers to questions, and reminders are communicated to all bidders throughout the solicitation process.

Date: 2/23/26



Sonny Perez
Architect and Engineering Manager

CONCURRED:

Date: 02/23/2026



Elizabeth F. Napoli
Executive Director