



GHURA

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



IFB GHURA-26-014 **Renovation of Four (4) Units for Guma Trankilidat in Tumon** **ADDENDUM No. 1**

The attached five (5) pages constitute an official Addendum to IFB GHURA-26-014, Renovations of Four (4) Units for Guma Trankilidat in Tumon.

Please review the attached addendum carefully and ensure that all applicable revisions, requirements, and information contained within are incorporated into and included as part of your bid submission. Failure to acknowledge and include this addendum may affect the responsiveness of your proposal.

Respectfully,



Sonny Perez, Architectural & Engineering Mgr.

PROJECT SITE and DESCRIPTION: Project is located on Tumon, Guam (see attached Vicinity & Location Map), project scope of work is to up-grade existing Kitchen and bathroom on **4-Typical Units**. See scope of work below and attached drawings.

TIME OF COMPLETION: The work shall commence at the time stipulated in the Notice to Proceed and shall be fully completed within the time frame of **100 Consecutive Calendar days** (4-units at 25-calendar days per unit.)

LIQUIDATED DAMAGES: In case of failure on part of the Contractor to complete the work within the time fixed in the Contract, or within any time extensions given thereof, the Contractor and his sureties shall be liable for and shall pay the Housing Authority the sum of \$50.00 liquidated damages, per calendar days of delay until the work is completed or accepted.

| SCOPE OF WORK for UNITS B2, B3, B4, & D6 | | |
|---|---|---------|
| Item | Descriptions | Remarks |
| | KITCHEN | |
| A1 | Existing metal stud gypsum board (6'high x 1' long.) adjacent to front entry door (interior of building) to be replaced with new metal stud w/ 1/2inch thick cement board @ all sides. | |
| A2 | Existing base cabinets to be demolished and disposed. Provide new base cabinet, base cabinet layout (Dimensions) shall match existing in-kind. Cabinet frames (vertical & horizontal) shall be 2" in x 2" in x 1/4 gauge (.120") Steel Square Tube, all joints shall be full weld primer painted (gray color). Counter top shall be 3-layers of 1/2" in thick cement board, bond (Thin-set mortar) between each cement board, fasteners (1/4 in stainless steel countersink screws) at 12" in maximum on center, ceramic finish top of counter and bullnose at all edges. Cabinet side end walls shall be 2-layer of 1/2" in thick cement board, bond (Thin-set mortar) between each cement board, fasteners (1/4" in stainless steel countersink screws) at 12" in maximum on center. Shelves, cabinets and doors shall 3/4" in thick wood. (See general notes for casework details) | |
| A3 | Existing overhead cabinet at top of refrigerator only to be replaced with new in-kind. Overhead cabinets other areas to be refurbished. (See general notes for painting over formica cabinetry) | |

| | | |
|-----|---|--|
| A11 | Existing light fixture, toilet paper tissue holder and towel bar to be removed and replaced with new in-kind. New tissue holder shall be mounted 19" in clear top of floor to center of tissue holder. And towel bar holder shall be 33" in ~36" in clear from top of floor to centerline of towel holder. 'Call for Aid' device to be removed and blank cover box. | |
| A12 | Existing shower valve assembly to be removed and replaced with surface mount. New shower valve location per Uniform Federal Accessibility Standard, comply with mounting height. Handle to be "Lever Type". New shower fixtures to protrude beyond ceramic wall finish. | |
| A13 | Renovate shower stall. Existing bathroom floor tiles to be chipped and elevated with 2% slope from bathroom entry to shower drain (slope to drain). Remove and replace ceramic tiles at floor, shower deck and shower walls. Match existing tile layout in kind. Floor tiles to be non-skid type. Submit samples for approval. | |
| A14 | Existing Pipe chase between bathroom and kitchen to be removed completely and replaced with new. New Pipe chase shall be consisted of metal frame stud (match existing) at 12" in O.C. with 1/2" in cement board (both sides & full height), with new reinforced concrete curb 6" in high x 5" in wide with 2- #4 continuous horizontal bars and #4 epoxy dowels at 12" in o.c. Wood blocking for grab bars supports, ceramic tiles, new bottom metal runner and vertical stud. NOTE: Inspection required to all installed plumbing within pipe chase area, prior to placement of 1/2" inch cement board. Cement board joints shall be reinforced with mesh, spackled, primer and paint (semi-gloss) to all areas, color to match existing. | |
| | ROOF | |
| A15 | Existing roof coating to be removed. Repair any cracks and correct ponding water locations for smooth flow into drains. Epoxy/non-shrink grout to be used for necessary repairs. Clean surfaces suitable for new roof coating. | |
| A16 | Provide new elastomeric waterproof roof coating per manufacturer's instructions, 45 mil. Thick min. App. 765 SF per unit.. | |
| | OTHER | |

PROJECT SITE and DESCRIPTION: Project is located on Tumon, Guam (see attached Vicinity & Location Map), project scope of work is to up-grade existing Kitchen and bathroom on **4-Typical Units**. See scope of work below and attached drawings.

TIME OF COMPLETION: The work shall commence at the time stipulated in the Notice to Proceed and shall be fully completed within the time frame of **100 Consecutive Calendar days** (4-units at 25-calendar days per unit.)

LIQUIDATED DAMAGES: In case of failure on part of the Contractor to complete the work within the time fixed in the Contract, or within any time extensions given thereof, the Contractor and his sureties shall be liable for and shall pay the Housing Authority the sum of \$50.00 liquidated damages, per calendar days of delay until the work is completed or accepted.

| SCOPE OF WORK for UNITS B2, B3, B4, & D6 | | |
|---|---|---------|
| Item | Descriptions | Remarks |
| | KITCHEN | |
| A1 | Existing metal stud gypsum board (6'high x 1' long.) adjacent to front entry door (interior of building) to be replaced with new metal stud w/ 1/2inch thick cement board @ all sides. | |
| A2 | Existing base cabinets to be demolished and disposed. Provide new base cabinet, base cabinet layout (Dimensions) shall match existing in-kind. Cabinet frames (vertical & horizontal) shall be 2" in x 2" in x 11 gauge (.120") Steel Square Tube, all joints shall be full weld primer painted (gray color). Counter top shall be 3-layers of 1/2" in thick cement board, bond (Thin-set mortar) between each cement board, fasteners (1/4in stainless steel countersink screws) at 12" in maximum on center, ceramic finish top of counter and bullnose at all edges. Cabinet side end walls shall be 2-layer of 1/2" in thick cement board, bond (Thin-set mortar) between each cement board, fasteners (1/4" in stainless steel countersink screws) at 12" in maximum on center. Shelves, cabinets and doors shall 3/4" in thick wood. (See general notes for casework details) | |
| A3 | Existing overhead cabinet at top of refrigerator only to be replaced with new in-kind. Overhead cabinets other areas to be refurbished. (See general notes for painting over formica cabinetry) | |

| | | |
|------------|---|--|
| A11 | Existing light fixture, toilet paper tissue holder and towel bar to be removed and replaced with new in-kind. New tissue holder shall be mounted 19" in clear top of floor to center of tissue holder. And towel bar holder shall be 33" in ~36" in clear from top of floor to centerline of towel holder. 'Call for Aid' device to be removed and blank cover box. | |
| A12 | Existing shower valve assembly to be removed and replaced with surface mount. New shower valve location per Uniform Federal Accessibility Standard, comply with mounting height. Handle to be "Lever Type". New shower fixtures to protrude beyond ceramic wall finish. | |
| A13 | Renovate shower stall. Existing bathroom floor tiles to be chipped and elevated with 2% slope from bathroom entry to shower drain (slope to drain). Remove and replace ceramic tiles at floor, shower deck and shower walls. Match existing tile layout in kind. Floor tiles to be non-skid type. Submit samples for approval. | |
| A14 | Existing Pipe chase between bathroom and kitchen to be removed completely and replaced with new. New Pipe chase shall be consisted of metal frame stud (match existing) at 12" in O.C. with 1/2" in cement board (both sides & full height), with new reinforced concrete curb 6" in high x 5" in wide with 2- #4 continuous horizontal bars and #4 epoxy dowels at 12" in o.c. Wood blocking for grab bars supports, ceramic tiles, new bottom metal runner and vertical stud. NOTE: Inspection required to all installed plumbing within pipe chase area, prior to placement of 1/2" inch cement board. Cement board joints shall be reinforced with mesh, spackled, primer and paint (semi-gloss) to all areas, color to match existing. | |
| | ROOF | |
| A15 | Existing roof coating to be removed. Repair any cracks and correct ponding water locations for smooth flow into drains. Epoxy/non-shrink grout to be used for necessary repairs. Clean surfaces suitable for new roof coating. | |
| A16 | Provide new elastomeric waterproof roof coating per manufacturer's instructions, 45 mil. Thick min. App. 765 SF per unit. | |
| | OTHER | |

Field verification; Contractor shall field verify existing condition & dimensions prior to bidding. Contractor to notify contracting officer for any discrepancies between scope of work, actual field conditions and project intent which may interfere with this project.

1

Protection: Provide temporary fences, barricades, coverings, or other protection to preserve existing items indicated to remain and to prevent injury or damage to persons or property. Provide protection for adjacent properties; restore damaged work to condition existing prior to start of work.

2

Prior to commencement of new work, protect all areas and/or adjacent surfaces. Adjacent surfaces found damaged during construction work shall be restored to original condition with no additional cost to Housing Authority.

Miscellaneous items of work not indicated but which are necessary to implement the project intent of which are customarily performed shall be provided by the Contract Bidder as if fully and correctly described in the scope of work and/or drawings.

3

Prior to commencement new work protect all areas and/or adjacent surfaces, restore damaged work to condition existing prior to start of work.

Temporary facility: Manager Unit (see site plan) will be available and used for tenant temporary living unit. Contractor to clean unit and ensure all plumbing & electrical fixtures at all areas are in working condition prior to tenant occupancy. Prior to start of work contractor assist tenant into manager unit for temporary relocation and removal of personal belongings into manager unit and moving back to permanent tenant unit after all work is completed. Work time of competition per unit shall be 15-calendar days.

4

Finish Material; Contractor to submit all finish materials to Ghura for review and approval prior to material installation.

5