



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-26-016

Upgrade of 9 HVAC and 5 ACCU Units at Hagåtña Detention Facility

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 bidder on February 9, 2026.

REF:	QUESTION/ INQUIRY AS SUBMITTED:	GHURA RESPONSE:
Questions from		
1.	May we suggest a site visit for this project. Kindly advise.	Please refer to Amendment No. 1.
2.	We would like to request clarification regarding the scope of work specified in IFB GHURA-26-016, located on page 82 of 107. Under the EXISTING HVAC ACCU UNIT LISTING TO REMOVE AND REPLACE.	The package-type air-conditioning unit to be replaced are only on the listing provided on the scope of work.
3.	We would like to confirm whether all the units designated for replacement are package-type air conditioning units. As discussed during the site visit, we understand that the replacement units are as follows: a. One (1) unit – 5-ton package-type air conditioning unit b. Thirteen (13) units – 3.5-ton package-type air conditioning units Kindly confirm that the above quantities and capacities are correct and that all replacement units are package-type air conditioning units.	The package-type air-conditioning unit to be replaced are only on the listing provided on the scope of work.
4.	We would like to seek clarification regarding whether the IFB GHURA-26-015 project is federally funded.	This project is funded by United States Department of the Interior.



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<p>5.</p> <p>6.</p> <p>7.</p> <p>8.</p> <p>8.</p>	<p>On 2.2 NEW WORKS in IFB GHURA-26-016, located on page 85 of 107. The specification states under III. "Provide new air condition condensing units (ACCU). See table above for all location and sizes. All ACCU units shall be energy efficient with a SEER 20 minimum. ACCU shall be wall mounted with stainless steel brackets or in existing concrete pad with stainless steel wedge anchor bolts. Work to include all FCU drain pipes, electrical wires, electrical raceway (aluminum type), and exterior type safety disconnect switches."</p> <p>We would like to seek clarification regarding the applicability of the SEER 20 efficiency rating to package-type air-conditioning units with capacities ranging from 3 to 5 tons. Package-type units in this size range are typically manufactured with efficiency ratings between 14 and 16 SEER, and no models are available with a SEER 20 rating.</p> <p>If this requirement is intended to follow federal energy standards, please confirm the minimum SEER rating required for package-type AC units under federal guidelines so we may ensure compliance with project specifications.</p> <p>We would like to seek clarification regarding the scope of work for the exterior ducting. Specifically, please confirm whether all existing exterior ducts are required to be replaced, or if the replacement is intended to be limited only to the transition ductwork, consisting of the 4-foot to 8-foot supply and return exterior ducts.</p> <p>We would like to seek clarification regarding whether the replacement of the interior ductwork is included in the scope of work.</p>	<p>Seer 20 efficiency rating are only applicable on ACCU unit.</p> <p>For package type units are as per manufacturer's recommendations.</p> <p>Follow as per manufacturer recommendations.</p> <p>The exterior ducting including to be replaced are only listed on the scope of work. Note: replacement of duct work must include the return and supply duct transition. Use stainless steel type 316 with a minimum thickness of gauge 20. Provide insulation with a minimum requirement R-8. Assemble the duct work utilizing welded seams or high-grade stainless steel flanged connections with heavy duty exterior-rated neoprene gaskets to ensure absolute watertightness. Provide structural support to resist wind velocity V=170 and seismic load.</p> <p>Yes. Interior duct is included as per unit listed on the scope of work only.</p>
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9.	We would like to request the Floor, Mechanical, and Electrical As-Built plans, including the relevant equipment, load schedules, and existing specifications.	No as-built drawing is available.
10.	We request confirmation on whether multiple site visits will be allowed. Due to Addendum 1, which includes the removal and upgrade of the existing electrical panel, several visits with our Professional Electrical Engineer may be necessary to properly assess existing conditions and ensure accurate planning and coordination.	Please refer to Amendment No. 1 The RFI will be extended until June 26, 2026.
11.	Additionally, we would like to confirm whether additional RFIs may be submitted after the deadline, particularly if new conditions or technical issues are identified during the walkthrough with our engineering team.	Please refer to Amendment No. 1

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.

6/19/26
Date:


Sonny Perez
A&E Manager

CONCURRED:
06/19/2026
Date:


Elizabeth F. Napoli
Executive Director