



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. 2

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 July 01, 2026.

REF:	QUESTION/ INQUIRY AS SUBMITTED:	GHURA RESPONSE:
Questions from		
1.	We would like to request clarification on the following: a. Please confirm whether Items 1 through 9 are package-type air conditioning units. b. Please confirm whether Items 10 through 14 are wall-mounted split-type air conditioning units. c. Please confirm whether Items 13 and 14, identified for the HDF Medical Records and Visitation Office, are to be removed from the scope of work, as discussed during the site walkthrough conducted on June 23, 2026.	 a. Yes. Please refer to the room listing. b. Yes. Please refer to the scope of work. c. Yes. It's confirmed.
2.	At pages 85 to 86 of 107 of the IFB Under 3.0 PREVENTIVE MAINTENANCE. We would like to clarify the following: a. What is the required frequency of the monitoring activities listed in Section 3.2? b. Please clarify the HVAC equipment covered under the 5-year preventive maintenance program. Specifically, does the maintenance scope apply to all existing HVAC equipment at the facility, or only to the new HVAC units installed under this contract? If applicable, please provide the total quantity, type, and capacity of the equipment included in the maintenance program.	 a. Monitoring and cleaning is to be done bi- annually. b. The maintenance scope applies to all existing HVAC and ACCU and new HVAC and ACCU unit. We don't have as-built drawings; contractor shall verify actual condition.



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c. Please clarify whether the preventive maintenance scope includes corrective maintenance, repairs, and replacement of failed components identified during inspections. If included, please identify the specific components and repair activities covered. Otherwise, please confirm that all corrective maintenance and component replacements will be performed only upon Owner authorization and compensated separately from the preventive maintenance contract. d. Section 3.2(viii) requires an 18-month warranty for work and equipment. Please confirm that this warranty requirement applies only to new equipment, parts, and materials furnished and installed under this contract, and does not apply to existing HVAC equipment covered under the preventive maintenance program. 3. Please provide the location and details of the connection point to the island power source (Guam Power Authority - GPA) serving this facility. 4. Please provide the existing total connected electrical load serving the facility, including lighting, receptacles, mechanical equipment, and all other existing electrical loads/utilities. 5. Please provide any available reference drawings discussed during the site walk-through. These will serve as additional references for our electrical and mechanical evaluation of the existing facility. 6. We respectfully request an extension of the RFI submission deadline upon receipt of the requested reference drawings to allow sufficient time for our review and evaluation of the existing electrical systems and mechanical ductwork.	c. Refer only as per scope of work. Yes, All corrective maintenance for repair of any components will require DEPCOR authorized representative. d. Yes, warranty is only applied for the 9 Package Unit and 5 Accu Unit. Contractor to verify and coordinate with GPA. No as-builts drawings available. Contractor to verify actual condition The drawings provided are for reference only. The deadline was extended to Friday, June 26, 2026, at 5:00 P.M. GHURA will not be extending the deadline period of the RFI submissions.
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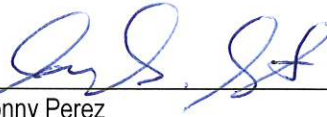
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Bidders are also notified to visit GHURA website: www.ghura.org to ensure that addenda to the bid, answers to questions, and reminders are communicated to all bidders throughout the solicitation process.

7/1/2026
Date: _____


Sonny Perez
A&E Manager

CONCURRED 
07/01/2026
Date: _____


Elizabeth F. Napoli
Executive Director