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January 2, 2018

INVITATION FOR BID GSA-003-18
*Comprehensive Facilities Operations and Maintenance Services for:
DPR Pools (Hagatna Pool and Northern Region Pool Complex)*

Questions received from Canton Construction Corp. 12/19/17

Question: 1 Performance and Payment Bond

In referenced to the Government of Guam, General Terms, note no. 12 PERFORMANCE GUARANTEE, please confirm that a performance and payment bond in a penal sum of 100 percent of the contract price is required.

Response: Reference "Special Reminders to Prospective Bidders" Page 1 of 36; Bid Guarantee: (15% of Bid Amount)

Question: 2 Chemical

Please provide the cost amount of the chemicals used for the past 3 years or at least for the past year.

Response: The approximate cost for pool chemicals is \$98,000 per year. Please note that the DPR pools have been closed for extended periods for renovation or for mechanical issues over the past 2 years (Dededo currently off-line for last 3 months). Offerors are cautioned to perform their due diligence as the pool closures may not accurately reflect DPR's consumption of chemicals.

Question: 3 Restroom

Is the maintenance of the restrooms part of this contract?

Response: Please refer to page 31 of 36 in the Bid Document (Locker and Restroom Facilities). DPR's pool restrooms maintenance is currently under contract and will expire in March 2018. This contract may or may not be renewed. As a result, it is recommended that Offerors factor in the cost of manning the locker and restroom facilities per the specifications provided on page 31 of 36/

Question: 4 Water Cost

If the pools need to be drained, who will pay for the cost of 700,000 gallons of water each time?

Response: In the event any of the pools in this solicitation is required to be drained and refilled as a result of the Contractor's negligence or failure to maintain water quality standards, the Contractor shall be responsible for all costs associated with the refilling of the pool(s).

Question: 5 Painting

What is the frequency of painting the interior and exterior of the building facility and ancillary areas (office, restroom, etc.), annually, semi-annually?

Response: Painting of the interior and exterior of both facilities (excluding pool) is required annually.

Question: 6 Certification

Certified Pool Operator (CPO) or equivalent recognized certifying body in the U.S.A. stated in the specifications, please confirm that Certified Pool Technician (CPT) certified in U.S.A. is acceptable. The certified agencies in U.S.A are BBB, ANSI, ASHI, National Environmental Health Association, IACET ESPA and NAA.

Response: Refer to "Amendment 1" A Certified Pool Technician (CPT) certified in the U.S.A. by a recognized body is acceptable.

Questions received from JJ Global 12/26/17

Question: 1

Based on previous experience, water level specifically the Hagatna pool, loses water in an hourly basis and need to be always replenished with tap water to keep the water level. Therefore, will contractor submit a separate billing for the additional chemicals needed to stabilize the water quality to meet the standards of DPHSS?

Response: Contractor shall be responsible for the cost of all chemicals, labor, materials, etc., to ensure the water quality of the pools are maintained per DPHSS standards, regardless of the loss of water due to leakage, evaporation, etc. No separate billing for additional chemicals will be accepted.

Question: 2

For specialized cleaning, (e.g. feces cleaning) as chemical usage and extra measures need to be done to meet the safety guidelines and to maintain proper water stability. Will the contractor submit a separate billing?

Response: Separate billings for specialized cleaning requiring the use of additional chemicals, etc., will not be accepted. Contractor shall be responsible for all cost associated with the maintenance of the facilities, including occasions requiring specialized cleaning.

Question: 3

For once a year painting of facility....

- a) Does it include all decks at each location?
- b) If so, what choice of paint is required by the Department?
- c) Does it include all walkways at each location?
- d) If so, what choice of paint is required by the Department?

Response: Contractor shall be responsible for the annual repainting for all interior, exterior and deck surface and safety warning signage (on deck) as a preventive measure. The color code will be provided to the contractor prior to scheduling of painting.

Question: 4

Per scope of services on line item 1 pertaining to providing "daily operations and maintenance". Does the Department require stationary personnel from the contractor that is always present on the hours of operations at each location? If yes, is there a specific number of stationary personnel required at each location?

Response: DPR does not require that stationary personnel be assigned to each facility, only that the water quality and facilities standards listed in the Scope of Work are maintained, to include testing and posting of water quality reading 3 times daily.

Question: 5

Provide total areas in sq. ft. of all decks and walkways need to be pressure washed for both Dededo and Agana Pool.

Response: No As-Built Drawings for the Agana and Dededo Pool are available to provide accurate square footage for all decks and walkways. The Mandatory Site Inspection was provided, in part, for this purpose. Offerors may visit and take measurement at the Agana Pool during normal operating hours and may visit the Dededo Pool and take estimates of the square footage from the exterior of the facility.

Question 6:

Provide total areas in sq. ft. of all painted surfaces to be maintained yearly for both the Dededo and Agana Pool.

Response: No As-Built Drawings for the Agana and Dededo Pool are available to provide accurate square footage for all painted surfaces. The Mandatory Site Inspection was provided, in part, for this purpose. Offerors may visit and take measurements at the Agana Pool during normal operating hours and may visit the Dededo Pool and take estimates of the square footage from the exterior of the facility.

Question: 7

During the walkthrough, it is mentioned that both pools will be brought up to standards by the Department and the awarded contractor will maintain it from then on as this is a maintenance contract only. Should there be any specialized work needed, will the contractor bill the Department for the additional work required?

Response: Be advised that this a solicitation for a comprehensive facilities maintenance requiring more than just "maintenance/cleaning", but includes repairs (refer to Scope of Work for thresholds for Contractor paid and Owner paid repairs). As mentioned during the Mandatory Site Inspection, any item deemed inoperable or pending repair at the time and date of the Contractor's Notice to Proceed or Take Over Date will be listed as "Excluded", until the item(s) is returned to operable condition by the Owner (refer to transition period in SOW).


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