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**DEPARTMENT OF
ADMINISTRATION**
DIPATTAMENTON ATMENESTRASION
GENERAL SERVICES AGENCY DIVISION
(Ahension Setbision Hinirat)
Telephone (Telifon): (671) 475-1705/1706



LOURDES A. LEON GUERRERO
Governor (Maga'håga)

JOSHUA F. TENORIO
Lt. Governor (Sigundo Maga'låhi)

June 16, 2025

Invitation For Bid
GSA-047-25
Office Space Lease - DPHSS

Questions and Concerns received from Century 21 Realty Management Co., Inc. on June 9, 2025.

1. Bid Guarantee of 15% - Is the 15% of the monthly rental rate OR the full 2 year rate?
For example, if a property's monthly rent is \$50,000, does the Cashier's Check need to be made for \$7,500 or for the full 2 years of \$180,000? (\$50,000 x 24 months x 15%)
Response: 15% of the total bid amount for 2 years.
2. Return of Check: If our bid is not accepted, how do we retrieve our Cashier's Certified Check back?
Response: You may request for return of your bid guarantee and GSA will prepare your bid guarantee for pick up.
3. # of Checks: Do we need to submit one check for \$10.00 and a second check for the 15% Bid Guarantee?
Response: There is no requirement for submission of \$10.00 within this IFB.

Questions and Concerns received from Monster Auto Corp dba: Guam Auto Spot on June 9, 2025.

4. Considering the recent enactment of Public Law 1-38, which has increased the maximum term for Government leases to 15 years, we wanted to inquire if the Agency would consider a longer lease period for the requested turnkey office space.
Response: No, the term of the lease will remain the same.
5. Additionally, regarding the requirement for a backup generator with an automatic transfer switch (ATS), we would like to propose the consideration of a manual transfer switch instead. Our facility maintains 24-hour roving security personnel who will be able to manually activate the generator in the event of a power outage.
Response: No, the specifications will remain the same.

Follow up/Clarification to the Questions and Concerns responses dated 06/16/2025 must be submitted to the General Services Agency via email to gsaprocurement@gsadoa.guam.gov no later than 5pm, Tuesday, June 17, 2025.

Andrian Quitugua
Acting Chief Procurement Officer

Please Print
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Received By: _____
Date: _____
Company/Name: _____
Email To: gsaprocurement@gsadoa.guam.gov