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DEPARTMENT OF ADMINISTRATION

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GENERAL SERVICES AGENCY
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LOURDES A. LEON GUERRERO
Governor (Maga'håga)

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

October 31, 2025

Invitation For Bid GSA-081-25 Preventive Maintenance for HVAC's

Questions and Concerns received from Port Enterprises (Guam) Inc. on September 16, 2025

1. Can you provide more details for the 28 units in the IFB to include model number, serial, capacity, age, condition, parts list for each of the units?

Response: Refer to Amendment #2 for model and serial number.

Unit Year Installed

<u>BLD 100</u> Unit 1 - 2021 Unit 2 - no record Unit 3 - no record	<u>BLD 200</u> Unit 1 - 2024 Unit 2 - 2024	<u>BLD 350</u> Unit 6 - 2015 Unit 7 - 2015 Unit 8 - 2015
<u>BLD 400</u> Unit 1 - 2019 Unit 2 - 2019 Unit 3 - 2019 (Precooler 2004) Unit 4 - 2019 Unit 5 - 2019	<u>BLD 300</u> Unit 1 - 2023 Unit 2 - no record Unit 3 - no record Unit 4 - 2002 Unit 5 to 9 - 2021 Unit 10 - 2022	<u>BLD 500</u> Unit 1 - 2019 Unit 2 - 2019 Unit 3 - 2022 Unit 4 - 2022 Unit 5 - 2022

2. Will prospective offerors be allowed to conduct a site visit and walkthrough to visibly check and inspect the units covered under this IFB?

Response: Site visit was conducted on Friday, October 17, 2025, 9:00 am.

3. Are there any existing warranties on equipment?

Response: No.

4. Does the scope include duct cleaning, coil cleaning, or water treatment for chillers?

Response: Refer to specification which includes coil cleaning. Duct cleaning and water treatment are not included.

5. Are refrigerants completely excluded from the contract, even for emergency repairs, or will Department of Military Affairs or General Services Agency supply them if needed?

Response: Refrigerants will be supplied by Department of Military Affairs.

6. Does Department of Military Affairs or General Services Agency have a list or details on the consumables required per HVAC unit?

Response: Some HVAC Unit(s) have information on consumables.

7. What are the operating hours of the facility, and will maintenance need to be performed outside of normal hours to avoid disruption?

Response: Operating hours are 8:00 a.m. to 5:00 p.m. Monday to Friday, services will be scheduled within normal work hours unless otherwise agreed to by Awarded Bidder and Agency.

8. Are there blackout dates (e.g., training exercises, security drills) when HVAC work cannot be performed?

Response: Department of Military Affairs will provide Awarded Bidder with any 'blackout dates' as applicable.

9. Will DMA provide escorts or access credentials for contractor personnel to enter restricted areas?

Response: Department of Military Affairs will provide escort and some areas may require advance notice for additional clearance.

10. Emergency response and 24 hour on call service is beyond the basic Preventive Maintenance scope. Is this a necessary component of this IFB?

Response: Yes.

11. For the 24-hour emergency service, what is the exact procedure for dispatch and authorization of emergency work?

Response: Point of contact from Department of Military Affairs shall make coordination when needed.

12. Will there be a separate budget or work order process for emergency repairs requiring replacement parts?

Response: Department of Military Affairs will be responsible to provide replacement parts as needed.

13. Is there a maximum response time expectation beyond the 60-minute call response (e.g., time to arrive onsite vs. time to resolve issue)?

Response: Refer to specification, "60 minutes or better to address critical system failures that may cause operational disruptions". Repair time may vary dependent on assessment and depth of repairs needed.

14. Will DMA provide a space for the company to store materials for the duration of the contract period?

Response: No.

Questions and Concerns received from J&B Modern Tech on October 21, 2025

1. Requesting the Mechanical (HVAC) As-Built Plans for the following;

- a. Building 100
- b. Building 200
- c. Building 300
- d. Building 350
- e. Building 400
- f. Building 500

Response: Refer to Amendment #3.

2. Requesting for clarification for Building 200 Unit1: The system model is classified as either a Chiller or a Direct Expansion (DX) Split System.?
Response: BLD 200 Unit 1 is a Condensing Unit.
3. Requesting information on the Minimum Efficiency Reporting Value (MERV) rating, filter sizes, and quantities required for each unit listed below:
Response: Department of Military Affairs does not have Minimum Efficiency Reporting Value (MERV) rating for all units.
- A. Building 100-
a. Unit 2: Air Handling Unit (AHU) 1, Model # E02379460200, Daikin @ Mechanical Room 1
Response: Filters 20 x 20 x 02; Belts: B44
- B. Building 200
a. Unit 2: Air Handling Unit (Unit) 1, Model # 32MN72W02CK4W, Carrier@ Mechanical Room 1
Response: 16 x 20 x 2 – 33 pieces.
- C. Building 300
a. Unit 4: Fan Coil Unit, Model # 39MN03W0274GW11XGE, Carrier @Mechanical Room 2, Second Floor
b. Unit 5: Air Handling Unit (AHU) 1, Model #CS3H-25MM-AH064-BF, Dunham-Bush@Mechanical Room 1
c. Unit 6: Air Handling Unit (AHU) 3, Model # CS3H-25MM-AH064-BF, Dunham-Bush@Mechanical Room 1
d. Unit 7: Air Handling Unit (AHU) 4,Model # CS3H-25MM-AH022-BF, Dunham-Bush @Mechanical Room 1
e. Unit 8: Air Handling Unit (AHU) 5,Model #CS3H-25MM-AH022-BF, Dunham-Bush@Mechanical Room1
f. Unit 9: Air Handling Unit (AHU) 2, Model #CS3H-25MM-AH080-BF, Dunham-Bush @Mechanical Room 2 Second Floor
Response: BLD 300, Unit 4 – 9, no Preventative Maintenance history.
- D. Building 350
a. Unit 6: Air Handling Unit (AHU) 1, Model # AHD2AF150HM, DDunham-Bush @Mechanical Room 1
Response: 20 x 24 x 2; 9 pieces; Year: 2015

b. Unit 7: Air Handling Unit (AHU) 2, Model # AHD2AF064HM, DDunham- Bush@Mechanical Room 1
Response: 24 x 24 x 2; 3 pieces; Year: 2015

c. Unit 8: Air Handling Unit (AHU) 3, Model # AHD2AF012HM, DDunham- Bush@Mechanical Room 1
Response: 16 x 20 x 2; 3 pieces; Year: 2015
- E. Building 400
a. Unit 1: Air Handling Unit (AHU), Model # CSAA035UAL00, Trane @Mechanical Room 1
Response: 16 x 20 x 2; 24 pieces; Belt AX82

b. Unit 2: Air Handling Unit (AHU) 1,Model # CSAA006UAL00, Trane @ Mechanical Room 2
Response: 16 x 20 x 2; 4 pieces; Belt A43

c. Unit 3: Air Handling Unit (AHU) 2,Model # 39MN06B0056JR12SXS, Trane @ Mechanical Room 2
Response: 16 x 20 x 2; 4 pieces; Belt A42

d. Unit 4: Air Handling Unit (AHU) 3,,Model # CSAA004UAL00, Trane @Mechanical room
Response: 16 x 20 x 2; 4 pieces; Belt A42

4. We would like to respectfully request a one-week extension for the bid submission deadline, moving it from November 7 to November 14.

Response: Refer to Amendment #3.

Please Note: Follow up/Clarification to the Questions and Concerns responses dated 10/31/2025 must be submitted to the General Services Agency via email to gsaprocurement@gsadoa.guam.gov no later than 5pm, Tuesday, November 4, 2025.



Andriana Quitugua
Acting Chief Procurement Officer

Please Print
ACKNOWLEDGMENT COPY

Received By: _____

Date: _____

Company/Name: _____

Email To: gsaprocurement@gsadoa.guam.gov