



PORT OF GUAM
 ATURIDAT I PUETTON GUAHAN
 Jose D. Leon Guerrero Commercial Port
 1026 Cabras Highway, Suite 201, Piti, Guam 96915
 Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445
 Website: www.portguam.com



Lourdes A. Leon Guerrero
 Governor of Guam
 Joshua F. Tenorio
 Lieutenant Governor

March 26, 2026

INVITATION FOR BID IFB-PAG-CIP-026-001
ADMINISTRATION BUILDING SPALL REPAIR AND MAINTENANCE PROJECT

ADDENDUM NO. 1

ALL PROPOSERS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON AREA PROVIDED BELOW AND RETURN COPY TO PAG PROCUREMENT OFFICE:

Email: spmuna01@portofguam.com, algsablan@portofguam.com, pagprocurement@portofguam.com or Fax: (671) 472-1439

NOTICE TO OFFERORS: The IFB Documents of the above referenced project are hereby amended to include the following:

1. Pre-Bid Conference Agenda
2. Pre-Bid/ Site Visit Attendance
3. Summary
4. Questions and Responses for IFB-PAG-CIP-026-001
5. Drawings: Administration Building and Horizon Floor Plans

*** END OF ADDENDUM NO. 1 ***

Issued by:

RORY J. RESPICIO
 General Manager

ACKNOWLEDGEMENT	
NAME:	_____
COMPANY:	_____
DATE/TIME:	_____



PRE-BID CONFERENCE AGENDA

IFB-PAG-CIP-026-001

ADMINISTRATION BUILDING SPALL REPAIR AND MAINTENANCE PROJECT

Date: Friday – March 13, 2026

Time: 10:00 a.m.

Location: PAG Boardroom

I. **INTRODUCTION:**

- A. PAG Representatives B. All Others

II. **INTENT AND PURPOSE:**

The Jose D. Leon Guerrero Commercial Port or Port Authority of Guam (PAG), hereinafter referred to as PAG, is inviting firms to participate in the Invitation for Bid (IFB), for IFB-PAG-CIP-026-001 Administration Building Spall Repair and Maintenance Project. This meeting is to explain the requirements of this IFB and provide the potential Bidder(s)/Firm(s) a better understanding of the solicitation process.

III. **PROJECT LOCATION AND DESCRIPTION:**

The PAG is soliciting an Invitation for Bid to repair all concrete spalls, and cracks. The work will be performed on the main Administration Building which houses all PAG administrative offices (Finance, Procurement, Marketing, Planning, Commercial, IT, Human Resources, Legal Offices, General Administration, Harbor Master, GM Offices, as well as private/commercial tenants).

All work shall comply with applicable codes such as the International Building Code (IBC) 2009, Occupational Safety & Health Association (OSHA), National Electric Code (NEC), American Concrete Institute (ACI), American Society for Testing & Materials (ASTM), and the Underwriter Labor (UL).

Contractors are encouraged to attend a ~~mandatory~~ site visit for this project on a scheduled date set by the Procurement and Engineering/CIP Divisions.

IV. **DESCRIPTION OF SERVICES:** The services required labeled as Scope of Work, Maps and Drawings are found in Volume 5 in the IFB package. The IFB can be obtained for download on the Port's website upon registration.

V. **IFB PROCESS AND REQUIREMENTS:**

- A. **QUESTIONS & CONCERNS (Q&C)** Deadline: **Friday, March 20, 2026** no later than **4:00 P.M.**
- B. **BID SUBMITTAL:** **Friday, April 3, 2026** before or up until **2:00 P.M. Chamorro Standard Time (Guam Time)**, 1st floor Port Procurement Office Admin. Bldg.
- C. **BID OPENING:** **Friday, April 3, 2026** immediately after bid submittal time has expired. Opening will take place in the PAG BOD Conference Room.
- D. **REQUIRED COPIES:** 1 original, 2 copies and 1 CD or USB containing electronic file copy in PDF format.
- E. Special Reminders to Prospective Bidders
- F. Required Forms for Submittal
- Competency of Bidders Requirements
 - Bid Form and Bid Schedule
 - Bid Security 15% of Bid Amount
 - Affidavit Disclosing Ownership, Influence, Commissions and Conflicts of Interest
 - Affidavit Re Non-Collusion (*AG Form 003*)
 - Affidavit Re NO Gratuities or Kickbacks (*AG Form 004*)
 - Affidavit Ethical Standards (*AG Forms 005*)
 - Declaration Re Compliance with U.S. DOL Wage Determination (*AG Form 006*)
 - Affidavit Re Contingent Fees (*AG Form 007*)
 - Special Provision re Sex Offenders Working on Government Property
- G. Notice to Proceed will be issued by PAG Engineering Division at Pre-Construction meeting.

VI. An Addendum will be prepared covering minutes for today's meeting, including clarifications regarding today's pre-bid.

A. **QUESTIONS & CONCERNS (Q&C):** Due to the technical aspects of the scope of work and the site visit, questions concerns or request for clarification shall be in writing and addressed to Port General Manager Mr. Rory J. Respicio at rjrespicio@portofguam.com, or via fax at 472-1439. Please copy in email Steven P. Muna, Contract Management Administrator at spmuna01@portofguam.com, and pagprocurement@portofguam.com.

B. **REMINDER:** Nothing stated at this Pre-Bid conference or Site Visit shall change the IFB unless a change is made by written Amendment (§3109(g) (4)), which will only be sent to bidders who have officially registered with PAG.

Please note that all Amendments will only be sent via e-mail to bidders who have officially registered with the PAG and then posted on the PAG website at <https://portofguam.com/bids-and-rfps>.

C. **RESTRICTIONS:** Volume 1, General Information & Instructions to Bidders, Section III. COMPLIANCE WITH LAWS AND MANDATORY FORMS FOR SUBMITTAL, Item 9. Restriction Against Contractors Employing Convicted Sex Offenders from Working at Government of Guam Venue. (Subsection 5253 of Title 5 Guam Code Annotated), found on Page 9.

VII. **SITE VISIT - RULES AND REGULATIONS, POLICIES AND PROCEDURES.** Scheduled for today, Friday, March 13, 2026, immediately following pre-bid conference. Names of all site visit attendees should have been submitted 24-hours prior to site visit for purposes of vetting by the Port Police Division. Safety is a priority, please provide your PPE. Photo restrictions apply.

VIII. MEETING ADJOURNED. Time: 10:36

Procurement Staff Initial: _____

- Local funds
- options horizon
- Shpura
- custom
- PMA Employee

SIGN-IN SHEET FOR PRE-BID CONFERENCE AND SITE VISIT

DATE: FRIDAY - MARCH 13, 2026

TIME: 10:00 a.m.

IFB-PAG-CIP-026-001 ADMINISTRATION BUILDING SPALL REPAIR AND MAINTENANCE PROJECT

NO.	NAME	COMPANY	EMAIL	CONTACT NO.	SITE VISIT
1	Remy P. Talarca	APM INTL	remybtalarc@gmail.com	671-988-9290	
2	Emee Ocean	Surface Sol'n	emee@surface-solutions.com	483-5205	
3	MELVIN PROFETA	SURFACE SOLUTIONS	GREENCOMMUNITYENGINEERS@GMAIL.COM	482-0027	
4	Ryan Escabillas	South Bay Builders / ATM	escabillasforjrb@gmail.com	671-838-7923	✓
5	EDWIN ACUAN	TOPBUILDERS / A-TECH	ea@topbuildersguam.com	747-6789	
6	Kit GACIN	Global Services	Kit.Gacin@jglobal.service	682-1179	✓
7	Edison Buntara	AIC International, Inc.	edric@aicconstruction.com	671-886-9182	
8	RAUHL NATHANUS	RN BUILDERS	rnbuildersguam@gmail.com	671-998049	✓
9	RODRIGO NEW VILLANOVA	K.F.I.S. CONSTRUCTION	rodrigo@kfvillanovaco.com	(671) 482-9950	✓
10	MARC PASCARAN	MEGA UNITED CORP.	megauited088@gmail.com	671 686 8208	-
12	MARC BUEPANO	K.F.I.S. CONSTRUCTION	rodrigo@kfvillanovaco.com	671-480-9266	-
13	IUAN CLIFF SANTIAGO	APS	ivan.apsguam@gmail.com	671-483-0633	✓
14	Brandon APS	APS	aps@guamap.com	671 787 7777	✓
15	Brandon Su	SUNRISE LLC	brandon@sunriseguam.com	671 788-3788	✓
16	Ronald Su	SUNRISE LLC	ronald@sunriseguam.com	671-688-8100	✓
17	GU XUE TUN	GUAM VIZORAN	XUE TUN GU 1214@gmail.com	671-688-8889	
18					
19					
20					

SIGN-IN SHEET FOR PRE-BID CONFERENCE AND SITE VISIT

DATE: FRIDAY - MARCH 13, 2026 TIME: 10:00 a.m.

IFB-PAG-CIP-026-001 ADMINISTRATION BUILDING SPALL REPAIR AND MAINTENANCE PROJECT

NO.	NAME	COMPANY	EMAIL	CONTACT NO.	SITE VISIT
21	Clarence V. Lagunday	PAG/ENG/CIP		477-5931	/
22	Iremar Gutierrez	PAG/ENG/CIP		"	/
23	Jimmy Pascasin	PAG/ENG/CIP		"	/
24	Jerome Valdez	PAG/ENG/CIP		"	/
25	Jacob Aquino Inga	PAG/ENG/CIP		"	/
26	Justin Santos	PAG/ENG/CIP		"	
27	Ketira Messey	PAG/ENG/CIP		"	
28	STEVEN MUNA	PAG PROCUREMENT		477-5931	✓
29	DANIELLE MANIBUSAN	PAG PROCUREMENT		477-5931	✓
30					
31					
32					
33					
34					
35					

**REQUEST FOR INFORMATION RECEIVED FOR
IFB-PAG-CIP-026-001 ADMINISTRATION BUILDING SPALL REPAIR AND MAINTENANCE PROJECT**

DATE RECEIVED: MARCH 20, 2026

FROM: AIC INTERNATIONAL INC.

RFI-01 – Use of H-2B Labor

Please confirm whether contractors are permitted to utilize H-2B or other temporary foreign labor for this project, provided all Guam Department of Labor and federal requirements are satisfied.

Response: H-2B Labor is allowed provided they met all Guam Department of Labor and federal requirements.

RFI-02 – Domestic Material Requirements

Please confirm whether Buy American Act / Buy America requirements apply to this project, or whether materials may be sourced internationally provided they meet the specifications.

Response: BABA is not required in this project and all materials used shall be Commercial Off-The-Shelf (COTS).

RFI-03 – Longshore & Harbor Workers Insurance

Please confirm whether Longshore and Harbor Workers' Compensation Act (USL&H) insurance coverage is required for this project. **Response: Please verify with procurement**

RFI-04 – Seashore / Coastal Clearance

Please confirm whether a Seashore Clearance Permit or Guam Coastal Zone Management (CZM) clearance is required for this project.

Response: This is a repair project, hence proper clearance and permits apply (DPWH permit not required).

RFI-05 – Structural Engineer Scope

Please clarify the extent of Structural Engineer services required, including whether stamped repair drawings and calculations are required or if a site inspection report confirming the repair method will satisfy the requirement.

Response: Structural Engineer report and repair recommendation is required specifically to load bearing/structural walls. Proper shoring must be used during construction to prevent damage during repair work, such as progressive collapse when repairing a column. All work that concerns for admin and its corresponding option must be covered by structural engineer.

RFI-06 – Exterior Painting Area

Please confirm the total exterior surface area requiring painting, including walls, columns, beams, soffits, and overhangs.

Response: PAG Engineering / CIP will provide the admin and old horizon (snack bar) buildings for contractor to verify the total surface area of each building.

RFI-07 – Clarification of Bid Schedule Quantities

Under General Requirement Item 7, the Contractor is required to confirm quantities associated with the work. In reference to this requirement and the quantities listed in the Bid Schedule (e.g., spall repair, waterproofing membrane, etc.), please clarify the intent of these quantities for bidding and construction purposes.

Specifically, please confirm whether the quantities listed represent:

- a. Maximum quantities of work under the Base Bid,
- b. Owner-estimated quantities with payment based on actual field-measured quantities, or
- c. A lump-sum scope requiring repair of all conditions encountered regardless of quantities.

Additionally, please confirm whether quantities exceeding those listed will be compensated through unit price adjustment or change order. **Response: Compensation will be exercised when listed quantities are exceeded, as quantities listed in bid schedule are estimated values.**

- a. Maximum quantities of work under the Base Bid. **Response: Please refer to bid packet attachment**
- b. Owner-estimated quantities with payment based on actual field-measured quantities. **Response: Yes**
- c. A lump-sum scope requiring repair of all conditions encountered regardless of quantities.

RFI-08 – Construction Debris Handling

Please confirm whether the Contractor will be permitted to place a temporary dumpster or debris container within the Port compound, or if debris must be hauled off site on a daily basis without temporary storage.

Response: PAG will identify and coordinate a temporary dumpster location, as well as temporary staging area for materials and equipment.

RFI-09 – Laydown / Staging Area

Please identify the designated laydown or staging area available within the Port compound, including location, approximate size, and any applicable restrictions.

Response: PAG will designate laydown/staging areas with its stated limitations upon Notice to Proceed (NTP) (post-award phase) of the project.

RFI-10 – Building Floor Plans

Please provide existing floor plans for the Administration Building and Old Horizon Building, including any available architectural, mechanical, and electrical drawings.

Response: PAG Engineering / CIP will provide.

RFI-11 – Design Criteria for Bid Option 3 (Bid Schedule Items 16 & 17)

Please clarify the minimum design requirements applicable to Bid Option 3, Items 16 and 17 (Page 114), including:

- Material specifications
- Required dimensions or equipment capacity
- Applicable building code requirements
- Wind load design criteria
- Any additional performance or structural requirements

Response: Contractor DOR shall define the final specs that correspond to current NBC PAG Engineering / CIP will only approve once review.

RFI-12 – Exterior Paint System Specification and Scope Clarification

Please provide the detailed paint and coating system specifications for the exterior painting work, including but not limited to:

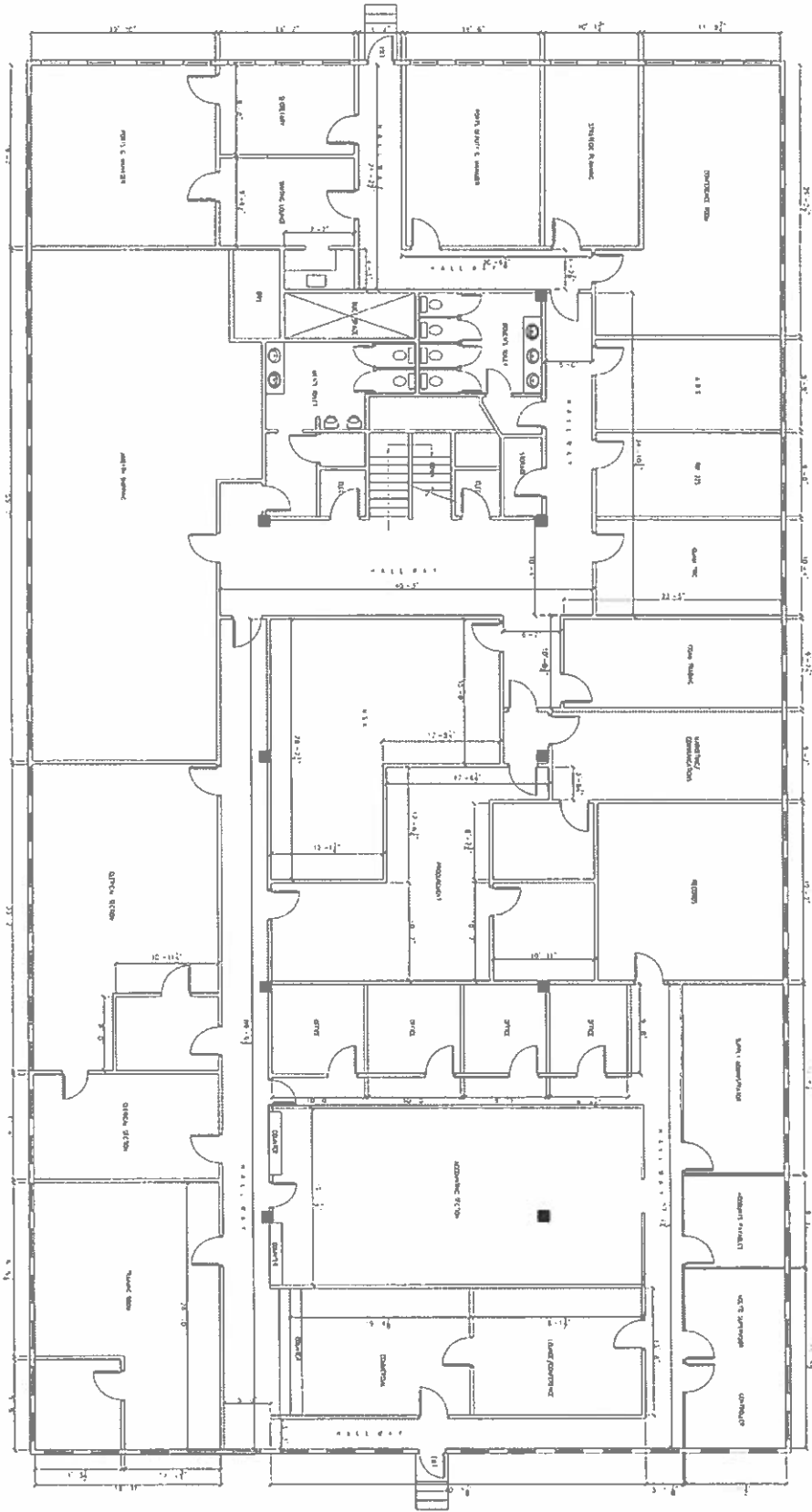
- Required manufacturer or approved equal
- Minimum mil thickness (DFT) for each coating layer
- Surface preparation requirements per substrate
- Number of coats and type of primer and finish coats

Additionally, the Bid Schedule for the Administration Building (Base Bid) references “application of painting for the whole admin building.” Please clarify whether this scope is limited to exterior surfaces only, or if it also includes interior painting.

If interior painting is included, please provide the corresponding technical specifications and scope requirements.

Response:

- Required manufacturer or approved equal. **No required manufacturer must be island available**
- Minimum mil thickness (DFT) for each coating layer. **Minimum of 6-8mils per coat.**
- Surface preparation requirements per substrate. **Yes, to maximized the adhesion of new paint to the substrate**
- Number of coats and type of primer and finish coats. **Two coats of primer application and two coats for final coat.**



⊕ SECOND FLOOR PLAN

AS-BUILT PLAN

A2

SHEET NO

DATE

SCALE AS SHOWN

PROJECT

PORT AUTHORITY OF GUAM ADMIN BLDG.

CASIMIR HORNBY

PH. GUAM

ASSET CONTENTS

SECOND FLOOR PLAN

REV. NO	DATE	REVISIONS	BY

