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 13, 2026

INVITATION FOR BID IFB-PAG-026-002

SUPPLY, REMOVAL AND REPLACEMENT OF 1500KVA, 3-PHASE, OIL-FILLED TRANSFORMER AT THE LC-4 PROJECT.

ADDENDUM NO. 1

ALL BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON AREA PROVIDED BELOW AND RETURN COPY TO PAG PROCUREMENT OFFICE:
Email: pagprocurement@portofguam.com, spmuna01@portofguam.com, pacastro@portofguam.com and algsablan@portofguam.com.

NOTICE TO OFFERORS: The IFB Documents of the above referenced project are hereby provided and are to be included the above referenced IFB packet. The following documents are listed below:

1. **Pre-Bid Conference Agenda**
2. **Pre-Bid Conference Summary**
3. **Sign-In Sheets**
4. **Questions and Responses**

*********Nothing Follows**********

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

Issued by:

RORY J. RESPICIO
General Manager

ACKNOWLEDGEMENT

NAME:_____

COMPANY:_____

DATE/TIME:_____

PRE-BID CONFERENCE AGENDA

IFB-PAG-CIP-026-002
Supply, Removal and Replacement of 1500KVA 3-Phase, Oil Filled Transformer at LC4 Project

Date: Thursday, March 5, 2026 Time: 10:00 a.m. Location: PAG Boardroom

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I. **INTRODUCTION:**
   A. PAG Representatives
   B. 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-026-002 Supply, Removal and Replacement of 1500KVA 3-Phase. Oil Filled Transformer at the LC4 Project. This project is funded and financed with the Port Authority of Guam Funding (Port Local Funds).** Purpose of Pre-Bid: 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 project is located at the Port Authority of Guam (PAG) along Highway 11 at the Load Center 4 (LC4) location both inside and outside of the perimeter wall. This building LC4 is currently housing the backup generator that provides backup power to the area where refrigerated containers are placed and then powered up. GPA has currently deemed the transformer to be hazardous as it is currently leaking oil, therefore disconnecting it from island power.

The project intends to supply, remove and replace a 1500KVA 3-phase, oil filled transformer at LC4. The scope of work shall include removal of old leaking transformer and the replacement and installation of new transformer at LC4. The project shall also include electrical repairs and pad upgrades to ensure this new transformer is properly installed according to code and properly performs when connected and energized by GPA and reconnected to island power.

All systems shall meet the standard compliance of organizations for the American National Standard Institute (ANSI), National Electrical Code (NEC) aka NFPA70, American Society for Testing & Materials (ASTM), Underwriter Laboratories (UL), & Occupational Safety & Health Association (OSHA). Contractors are encouraged to visit the site on a scheduled date set by Procurement and Engineering/CIP Division.

IV. **DESCRIPTION OF SERVICES:** The services required are found in Volume 5 of the IFB package labeled as Scope of Work, Maps, Photos and Drawings. The IFB is available for download once registration is completed on the Port's website.

V. **IFB PROCESS AND REQUIREMENTS:**

A. **QUESTIONS, CONCERNS & INQUIRIES (Q&C)** Deadline: **Tuesday, March 10, 2026,** no later than **4:00 p.m.**

B. **BID SUBMITTAL**: **Tuesday March 17, 2026** before or up until **2:00 P.M. Chamorro Standard Time (Guam Time)**, 1st floor Port Procurement Office Admin. Bldg.

C. **BID OPENING: Tuesday, March 17, 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 commissions *(AG Form 002)*
- Affidavit Re Non-Collusion *(AG Form 003)*
- Affidavit Re NO Gratuities or Kickbacks *(AG Form00 4)*
- 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. A Pre-Bid Summary will be prepared covering minutes for today's meeting, including clarifications regarding today's pre-bid. All questions, or clarifications to the technical aspects of the scope of work & the site visit, shall be in writing and addressed to Port General Manager Mr. Rory J. Respicio rjrespicio@portofguam.com

A. **Questions, Concerns and Inquiries**: Deadline to submit: **Tuesday, March 10, 2026, NO LATER THAN 4 P.M.** Addressed to: RORY J. RESPICIO, General Manager at rjrespicio@portofguam.com or faxed to472-1439. Please copy in email Steven P. Muna, Contract Management Administrator at spmuna01@portofguam.com, algsablan@portofguam.com, pacastro@portofguam.com and pagprocurement@portofguam.com.

B. **Reminder:** Nothing stated at the Pre-Bid Meeting 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 to all bidders who have officially registered with the PAG and posted on the Port Authority's website: 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 10. 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, Thursday, March 5, 2026 immediately following pre-bid conference. Names of all site visit attendees must be 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:** 10:33 am **Procurement Staff Initial:** SMuna

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Pre-Bid Conference Summary
March 5, 2026 @ 10:00am
IFB -002 Supply, Removal and Replacement of 1500KVA 3-Phase, Oil Filled Transformer at LC-4

On March 5, 2026, Procurement held a pre-bid conference for IFB 026-002 Supply, Removal and Replacement of a 1500KVA 3-Phase, Oil Filled Transformer at the LC-4 Project. It was set for 10:00AM and 15 people attended with an additional 5 Port staff, eighteen companies (18) registered and downloaded packets at time of pre-bid conference. The nine (9) bidders in attendance were Prime Power, Monster Auto Corp. AYM International, Guam Evergreen, JJ Global Services, Star Delta Electrical, Top Builders, BME & Sons, and Polyphase. In attendance for the Port were Steven Muna, Mark Cabrera, Clarence Lagutang, Jocob Aquinigoc, Jimmy Dacasin and Justin Santos. Representing each company are as follows;

Top Builders – Edwin Alcan,
Polyphase – John Paul Riman, Rhian Nabong
BME & Sons – Bryan Rivera
AYM Int'l – Perry Taladoc, Hardy Vy, Kirby Marajai, Rommel Eje
Monster Auto Corp.- Paul Braga
JJ Global – Kit Casin
Prime Power- Sean Carbonneau, Oliver Herania
Guam Evergreen – Mr. Gu
Star Delta Electrical-Joseph Chua

The registered bidders in attendance were informed of the requirements for this bid. Bidders were reminded of the important dates for this IFB and that March 10, 2026 at 4pm Q&Cs were due. Next, bid submittal for this IFB would be on March 17, 2026, no later than 2:00pm. After reminding bidders of these important dates, Procurement went through the agenda specifically what is expected of the submittal.

Procurement reminded bidders that 1 original, 2 copies, and one electronic PDF format on CD or USB was required in the sealed envelope. Under the section of special reminders, bidders would acknowledge and submit all the required forms as listed on the agenda. The successful bidder awarded would be provided an NTP, issued by the PAG Engineering Division at the pre-construction meeting.

During the pre-bid conference, Jimmy Dacasin, from PAG CIP Engineering Division, did a power point presentation of the project in order to give a better understanding to the potential bidder what they are facing. At the end of the conference bidders were informed that the correspondence of todays meeting would be prepared in an addendum and include the pre-bid

summary, pre-bid agenda and sign in sheets. Also that due to the technical aspects of the scope of work & the site visit, questions concern or clarifications must be in writing and addressed to the Port's General Manager Mr. Rory J. Respicio. All were reminded that nothing stated in the pre-bid conference shall change the IFB unless through a written amendment §3109 (g)(4), which will be sent to bidders who have officially registered with PAG and be posted on the Port's Website, https:// portofguam.com/bids-and-rfps.

Those in attendance were also reminded of the restriction against contractors employing convicted sex offenders from working at Government of Guam venue. The conference ended by 10:33AM. The potential bidders were then escorted by PAG staff on a site visit of the project to the project location at LC-4.

Prebid adjourned at 10:33am Conducted by: S. Muna

**********NOTHING FOLLOWS**********

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

DATE: THURSDAY - MARCH 5, 2026 TIME: 10:00 a.m.

IFB-PAG-CIP-026-002 SUPPLY, REMOVAL AND REPLACEMENT OF A 1500KVA 3-PHASE, OIL FILLED TRANSFORMER AT LC4

(Locally Funded Project)

NO.	NAME	COMPANY	EMAIL	CONTACT NO.	SITE VISIT
1	Sean Carbonneau	Prime Power Intl	scarbonneau@primepowerguam.com	671-685-2033	
2	OLIVER HERMASA	PRIME POWER		671 682 2280	
3	Paul Braga	Monster Auto Corp.	p.braga04@gmail.com	671-987-7078	
4	ROMMEL EVE	AYM		671-682-5002	
5	KIRBY MARAJAH	AYM	kirbymarajas@gmail.com	671 487 4634	
6	Hardy Vy	AYM	hardytanvy@aymguam.com	788-2917	
7	Gu Xun Jun	GUAMTRAZIAN	xun jun Gu 1234 @ gm	671-689-8889	
8	Jacob Aguiningra	PAG			
9	CLARENCE LAGUTANG	PAG	clagutang@portofguam.com	X 990	
10	Kit Casin	JJGlobal Services	Kit.casin@jjglobal.services	480-7161	
12	JOSEPH CHA	STAR DELTA ELECTRICAL	s[redacted]guam@gmail.com	671 489 2514	
13	EDWIN ACLAN	TOP BUILDERS	ea@topbuildersguam.com	787-6789	
14	BRYAN RIVERA	BME	bryanrivera@bmecons.com	484 5484	
15	JOHN PAUL RIMAN	POLYPHASE	johnpa[redacted]@polyphase-guam.com	671 482 8400	
16	Rhian A. Nabong	Polyphase	rhian@[redacted]ase-guam.com	671-487-3492	
17	Perry D. Talade	AYM	perrydtalade@gmail.com	671 988 9240	
18					
19	STEVE MUNA	PAG	spmuna01@portofguam.com	671-477-5931 x251	
20	Jimmy DACASIN	PAG	jpdacasin@portofguam.com	X993	
21	Justin Santos	PAG-CIP	jksantos01@portofguam.com	x 998	

QUESTIONS & CONCERNS SUBMITTED

IFB-PAG-CIP-026-002 Supply, Removal & Replacement of Existing 1500KVA, 3-Phase, Oil Filled Transformer at LC4
Q&C Deadline: March 10, 2026, 4:00 p.m.

***CONTRACTOR 1* - STARK INTERNATIONAL – Submitted March 3, 2026**

1. Is it possible to submit a bid specifically for the installation and disposal components of IFB-PAG-CIP-026-002?

   Our company specializes in transformer installation, removal, and disposal services, and extensive experience completing similar projects safely and efficiently. Attached are references outlining qualifications and past project experience related to transformer installation and disposal for your review. At this time, we are not licensed to conduct business In Guam. However, we would appreciate clarification on whether participation in this capacity (installation and disposal only) would be considered, and what requirements would need to be met in order to proceed.

   Answer:
   - Contractor should submit bid, base on all scope of work (SOW) and all requirements for this project.

***CONTRACTOR 2* - AYM INTERNATIONAL – Submitted March 4, 2026**

1. There are two transformers in this project. Please confirm whether the American box transformer is made of copper or aluminum, the ring network type or the terminal type. Are there any requirements for efficiency?

   Answer:
   - All transformer shall be copper /copper as stated in SOW #8 page 4.
   - Terminal type H terminal for primary and X for secondary.
   - Efficiency 97 – 99% at 50%load

2. Should the isolation transformer be made of copper or aluminum?
   - Copper

3. Do you need to adjust the voltage?
   - Please read SOW, we have 2 transformers to install in this project, one in the outside (13.8KV to 240Vac) and one inside the LC4 (240Vac to 480Vac)

***CONTRACTOR 3* - PRIME POWER INTERNATIONAL – Submitted March 9, 2026**

As a follow up to last week's site visit, please see the attached RFI for the above-referenced project addressing the technical matters Identified.

Separately, I would also like to raise a concern regarding the project performance period outlined In the RFP as (180) days. Current lead times for utility pad-mounted transformers make this schedule extremely challenging and potentially unachievable. Based on current market conditions, the shortest lead times available for utility transformers commonly used on Guam are approximately (20-24) weeks, typically for units manufactured in South Korea (Dong Bang being one of the primary suppliers in the region).

U.S. manufacturers, such as Cooper-Eaton, are currently quoting lead times in the range of (52) weeks, and in some cases (80-100+) weeks, depending on project specifications.

We understand the urgency of this project given the oil leak associated with the existing transformer. However, a (180) day performance period does not appear to be practical when considering current manufacturer production timelines for the replacement equipment. We appreciate your consideration of these questions and concerns and remain available to support the Port Authority of Guam team as this project moves forward.

Answer:
- PAG is open to adjust the POP / timeline for this project, however we need letter or email from manufacturer / suppliers, how many months can they deliver.

During the pre-bid site visit, the contractor reviewed the existing electrical equipment associated with the project scope. The existing switchboard lineup presently installed on site serves a 240V, 3- phase system. The switchboard nameplate indicates a maximum voltage rating of 240 volts.

Based on the contract documents and site observations, the design intent appears to include the following:

- Retaining the existing switchboard lineup;
- Removing internal bussing to separate the lineup into two sections while keeping the structure physically connected and in the same lineup;
- Maintaining one portion of the switchboard on the existing 240V system;
- Refeeding the other portion of the switchboard lineup with 480V supplied from a new dry- type transformer.

Upon review of the existing equipment nameplate and the proposed design intent, the contractor has identified multiple concerns regarding compliance with the equipment's listing, manufacturer's rating, and applicable NEC requirements.

1. Existing Switchboard Voltage Rating

The existing switchboard is nameplate rated 240 volts maximum. The proposed design indicates that a portion of this equipment is to be refed at 480 volts.

NEC 110.4 requires that equipment be rated for the nominal voltage of the circuit to which it is connected. Applying 480V to equipment rated 240V maximum would exceed the equipment's marked voltage rating.

In addition, NEC 110.3(B) requires listed or labeled equipment to be installed and used in accordance with its listing and labeling. Use of the existing switchboard at 480V would not appear to comply with the equipment's listing or nameplate limitations.

While the breakers contained within the switchboard may be rated at 600V, this does not override the manufacturer's rating of the equipment as an assembly.

Answer:

- The existing switchboard rated at 240Vac which has more ampere capacity than 480Vac.
- We checked the busbar air gap and distances in between is more than 4"
- Only the last cubicle to be isolate for 480Vac conversion which houses the CB for reefer outlets. All the circuit breakers are rated 600Vac, which can handle 480Vac.

- **Field Modification of Listed Equipment**

The contract documents appear to require removal of the existing internal bussing in order to divide the current switchboard lineup into two independently fed sections.

The internal bussing, assembly configuration, spacing, and construction of a switchboard are integral to the equipment's listing. Removal or alteration of internal bussing constitutes a field modification of listed equipment.

Unless specifically authorized by the original equipment manufacturer and acceptable to the applicable listing agency/ authority having jurisdiction, such modification would not appear to comply with NEC 110.3(B).

Answer:

- The switchboard has no more warranty from manufacturer. The owner PAG is the responsible for modification of the last cubicle, from 240Vac to 480Vac.
- PAG will be the one responsible for the labelling of the last cubicle. Control voltage, ATS and all other main circuit breakers are not included in modification, only the last cubicle which all circuit breakers are rated 600Vac.
- All the existing busbars can handle double ampacity for 480Vac, the higher the voltage the less the amperage.
- The busbars phase to phase gap is 4". See NEC table 408.56 where in 1-1/2" gap is allowed.

- **Introduction of Two Different System Voltages Within the Same Switchboard Lineup**

The design intent further appears to place two different system voltages, 240V and 480V, within the same switchboard lineup.

Even if internal bussing is removed, the equipment would remain part of the same overall switchboard structure/ assembly. Standard switchboards are generally designed, tested, and listed for a single system voltage and for specific internal spacing, insulation, and construction characteristics associated with that voltage rating.

Introducing 480V into one portion of a switchboard lineup that otherwise remains 240V, while retaining the overall assembly in the same physical lineup, raises concerns including but not limited to:

- equipment listing and voltage classification
- internal clearances and creepage distances
- suitability of the enclosure and compartments for mixed-voltage use
- adequacy of physical separation between different system voltages

Based on the field-observed nameplate and existing equipment construction, the contractor does not understand the existing switchboard to be listed or rated for mixed-voltage operation or for the introduction of 480V within the same lineup.

Answer:

1.) The last cube will be isolated and insulated the internal busbars connecting the last cube will be remove (see one line diagram on the SOW)
2.) The distance between the busbars is 4" (air gap)
3.) New labelling on the last cube will be installed from 240V to 480V.

- **Deteriorated Underground Feeder Conduit Terminations**

During the pre-bid site visit, the contractor also observed the existing underground feeder installation located on the secondary side of the utility transformer serving the building.

Multiple underground conduits emerge from grade and terminate into a large exterior junction box used for the underground-to-building transition of the paralleled feeder conductors. The conduits appear to terminate into the enclosure using Myers hubs or similar threaded hubs.

Due to the installation's proximity to the ocean and the apparent age of the installation, the existing hubs appear to have severely deteriorated from corrosion. In several locations, the hubs have largely disintegrated, leaving the conduit penetrations compromised.

As a result, the conduits are no longer properly secured to the enclosure, and the feeder conductors appear to pass through open or deteriorated metal penetrations, potentially leaving the conductors exposed to abrasion against the metal enclosure edges and without a proper listed raceway termination.

During the site visit discussion, it was mentioned that the existing hub locations may be patched or sealed.

Given the observed condition, the contractor has concerns that patching the existing openings may not restore the installation to a condition that provides proper:

- mechanical securement of the raceway system
- protection of conductors from abrasion at enclosure penetrations
- bonding continuity between the conduit system and enclosure
- environmental protection of the enclosure

Applicable NEC considerations include, but may not be limited to:

- NEC 300.4(8)(1) - Protection from abrasion where conductors pass through metal openings
- NEC 300.15 - Boxes and fittings required where raceways terminate
- NEC 300.10 - Electrical continuity of metal raceways and enclosures
- NEC 300.6 - Protection against corrosion

The contractor respectfully requests clarification regarding the intended remediation method to ensure that the installation maintains proper raceway termination, conductor protection, grounding continuity, and enclosure integrity.

Answer:

The owner PAG will be the responsible for fixing the broken myers hub. This is not included in the scope.

Contractor Request

Please provide revised design direction addressing the above conflicts. Specifically:

- Revised drawings and specifications showing a code-compliant design utilizing equipment properly rated and listed for the intended 480V application with proper separation from the 240V system; or
- Written documentation from the original equipment manufacturer confirmingthat the proposed modification, separation, and reuse of the existing switchboard lineup is acceptable for the intended configuration and voltage; and
- Clarification and details regarding the required remediation method for the deteriorated underground feeder conduit terminations at the junction box.

The contractor respectfully requests clarification and revised design direction regarding the above items so that the work can be bid and executed in a manner consistent with the equipment ratings and applicable NEC requirements. The contractor is willing to assist the Port Authority and the project engineer in evaluating practical solutions, including providing recommendations and coordinating with equipment manufacturers or supporting engineers as needed to help resolve these issues.

Answer:

- Thank you for your concern, PAG, will not ask permission to the original manufacturer of the switchboard, regarding the proposed modification, we will modify the last cube ONLY and we are not violating any codes.
- The existing switchboard has no more warranty (12 years old). All the busbars, insulations, gaps in between, all existing circuit breakers meet the codes and specification for converting 240Vac to 480Vac.
- PAG will install new voltages labels and for all risk / arc flash warning hazard stickers.

***CONTRACTOR 4* - JJ GLOBAL SERVICES – Submitted on March 10, 2026**

We respectfully request consideration for a two-week extension of the bid submission deadline for IFB PAG-CIP-026-002 – Supply, Removal, and Replacement of the Existing 1500kVA Transformer at LC4.

Due to the requirement that the bid bond be issued by a U.S. Treasury-listed surety provider, our surety is currently conducting a detailed underwriting review and verification process. This has involved extensive back-and-forth communication and documentation review to ensure the bond fully complies with the solicitation requirements and Treasury Circular 570 standards.

While we are actively coordinating with our bonding company to finalize the required bid bond, the additional scrutiny involved in this process has extended the timeline beyond our initial expectations. To ensure that our submission is fully compliant, accurate, and complete, we respectfully request a two-week extension of the bid submission deadline. We remain very interested in participating in this procurement and appreciate the Port Authority of Guam's consideration of this request. Please let us know if any additional information is needed.

Answer:

Please see Amendment No. 1

***CONTRACTOR 5* - SUI GENERIS DESIGN & CONSTRUCTION LLC (SGDC) – Submitted March 10, 2026**

1. The bid requires the Contractor to complete the project in **180 calendar days**, but the lead time for the transformer may require up to **6 months** for delivery. Does the completion date include lead times for the transformer?

Answer:

PAG is open to adjust the POP / timeline for this project, however we need letter or email from manufacturer/suppliers, how many months can they deliver.

2. Please confirm that **all** workers will require a **TWIC card**, in addition to the security badges for jobsite access.

Answer:

Not necessary that all workers require TWIC card. One (1) TWIC card holder can escort up to 5 workers. TWIC card holders should have Marsec training. Also recommended that all workers have Marsec training, so they know the rules and regulation in the Port.

3. The liquidated damages are stated as, "Five Hundred ($1,000) dollars per day". Please confirm that the amount is $500.00 dollars per day.

Answer:

1,000 USD per day after period of performance has expired. Please see Amendment No. 1

4. May we request a two (2) week extension for the bid deadline?

Answer:

Please see Amendment No 1.