



**PORT OF GUAM**  
 ATURIDAT / PUETTON GUAHAN  
 Jose D. Leon Guerrero Commercial Port  
 1026 Cabras Highway, Suite 201, Piti, Guam 96915  
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Lourdes A. Leon Guerrero  
 Governor of Guam  
 Joshua F. Tenorio  
 Lieutenant Governor

December 6, 2024

**INVITATION FOR BID IFB-PAG-024-004**

**WAREHOUSE NO. 1 MAINTENANCE 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](mailto:pagprocurement@portofguam.com), [spmuna01@portofguam.com](mailto:spmuna01@portofguam.com), [pacastro@portofguam.com](mailto:pacastro@portofguam.com) and [algsablan@portofguam.com](mailto:algsablan@portofguam.com), or Fax: (671) 472-1439**

**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 Summary
2. Pre-Bid Conference Agenda
3. Sign-In Sheets

\*\*\*\*\*Nothing Follows\*\*\*\*\*

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

Issued by:

**RORY J. RESPICIO**  
 General Manager

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



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**Pre-Bid Conference Summary**  
**December 6, 2024**  
**IFB -024-004 Warehouse No. 1 Maintenance Project**

On December 3, 2024, Procurement held a pre-bid conference for IFB 024-004 Warehouse No.1 Maintenance Project. It was set for 10:00AM and 21 people attended with an additional 7 Port staff, fifteen companies (15) registered and downloaded packets at time of pre-bid conference. The 10 bidders in attendance were Core Tech Int'l, Eastern Pacific Engineering and Construction, Surface Solutions, Pacific Federal Management, JJ Global Services, Top Builders, AYM Int'l, RN Builders, BME & Sons, and Catalyst Construction. In attendance for the Port were Steven Muna, Mark Cabrera, Clarence Lagutang, Iremar Gutierrez, Jerome Valdez, and Jared Perez. Representing each company are as follows;

**Core Tech Int'l** – Lawrence Dela Pena, Mark Mansanto, Famela Micor, Angela Bassi, Jeneva Francisco, Ronel Rosel

**Top Builders** – Edwin Alcan,

**RN Builders** – Ralph Navarro

**BME & Sons** – Mark Abarca, Robert Marzan, Jade Arguelles

**AYM Int'l** – Perry Taladoc, C. Fernandez

**Catalyst** – Tiffany Sablan, Shirley Tulop

**Surface Solutions** – Marlo Valencia

**JJ Global** – Luis Bustamante, Rick Sison

**Pacific Federal Management** – Ruben Montalvo, Ken San Nicolas

**Eastern Pacific** – Joo Bae Park

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 December 13, 2024 by 5PM Q&Cs were due. Next, bid submittal for this IFB would be on January 3, 2025, by and 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, Clarence Lagutang, from PAG CIP Engineering Division, did a power point presentation of Warehouse No. 1 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 today's 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, concerns 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](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 10:45AM. The potential bidders were then escorted by PAG staff on a site visit of the project to the project location at Warehouse No. 1.

\*\*\*\*\*NOTHING FOLLOWS\*\*\*\*\*



**PRE-BID CONFERENCE AGENDA**  
**IFB-PAG-CIP-024-004**  
**WAREHOUSE NO.1 MAINTENANCE PROJECT**

**Date: TUESDAY, DECEMBER 3, 2024**

**Time: 10:00 a.m.**

**Location: PAG Boardroom**

**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-024-004 WAREHOUSE No.1 MAINTENANCE PROJECT**. This project is funded and financed with the Port Authority of Guam Bond 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 the F3 Wharf. Warehouse 1 is a 55,000 square foot concrete building that was constructed in 1968. This building is currently occupied by an underwater cable supply company (tenant), and various PAG departments (Preventive Maintenance, Riggers, Police, Electricians, Crane Mechanics).

The project intends to repair and maintain Warehouse 1. The scope of work shall include Structural Repairs of existing cracks and spalls due to salt water penetration and intrusion affecting overall structural integrity of the building. The project shall also include electrical repairs and fire protection replacement in order to ensure this building can be occupied safely. A new restroom facility will also be constructed outside Warehouse 1.

All systems shall meet the standard compliance of organizations for the American National Standard Institute (ANSI), 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 labeled as Scope of Work, Maps and Drawings are found in Volume 5 in the IFB package. A CD of Volume 5 is available for pick-up at the PAG Procurement office, 1<sup>st</sup> floor PAG Admin Building. You may also provide a USB flash drive and the procurement staff will transfer the files to your drive.

**V. IFB PROCESS AND REQUIREMENTS:**

- A. QUESTIONS, CONCERNS & INQUIRIES (Q&C) Deadline: **Friday, December 13, 2024** no later than 5:00 p.m.
- B. BID SUBMITTAL: **Friday, January 3, 2025** before or up until 2:00 P.M. Chamorro Standard Time (Guam Time), 1<sup>st</sup> floor Port Procurement Office Admin. Bldg.
- C. BID OPENING: **Friday, January 3, 2025** 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 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. Due to the technical aspects of the scope of work & the site visit, questions concerns or clarification shall be in writing and addressed to Port General Manager Mr. Rory J. Respicio.

A. **Questions, Concerns and Inquiries:** Deadline to submit: **Friday, December 13, 2024, NO LATER THAN 5 P.M.** Addressed to: RORY J. RESPICIO, General Manager at [rrespicio@portofguam.com](mailto:rrespicio@portofguam.com) via fax @ 472-1439 please copy in email Steven P. Muna, Contract Management Administrator at [spmuna01@portofguam.com](mailto:spmuna01@portofguam.com), and [pagprocurement@portguam.com](mailto:pagprocurement@portguam.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 Tuesday, December 3, 2024 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: 10:45 AM

Procurement Staff Initial: 



**IFB-024-004 WAREHOUSE NO. 1 MAINTENANCE PROJECT**  
**Pre-Bid and Site Visit Sign-In Sheet**

Date: December 3, 2024 Time: 10:00am Location: PAG Board of Director's Conference Room

NO.	Name	Company	Email	Contact No.	Pre-bid	Site Visit
1	STEVEN MUNA	PAG-Procurement	spmuna01@portofguam.com	671-477-5931/2		
2	<i>Bus &amp; B... J.S. Co</i>		<i>bus@t...@gmail.com</i>	<i>671 483 3502</i>		
3	<i>Syrius Tirop</i>	CATALYST	<i>st/rop923@gmail.com</i>	<i>671 969-0623</i>		
4	Marlo Valencia	Surface Solutions	greencommunityengineers@gmail.com	671-482-0550		
5	KARL MANARA	RUBINERS CORP	rmanara@gmail.com	671 9982419		
6	MARK ABARCA	BME & SONS, INC.	MARKA@BMESONS.COM	671-777-3905		
7	<i>Bobae Park, Inc</i>	Eastern Pacific INC	<i>park@easternpacific.com</i>	<i>671-747-7944</i>		
8	ROBERT MARZAN	BME & SONS, INC	rmazan@bmeson.com	671-487-2064		
9	Laurence dela Pena	Coretech Intl	laurence.delapena@coretechintl.com	671 486 2142		
10	<i>Mark Morsanto</i>	<i>Coretech Intl</i>	<i>mark.morsanto@coretechintl.com</i>	<i>671-486-2659</i>		
12	FAMELA MIRON	CORE TECH INTL	famela.miron@coretechintl.com	671-486-1244		
13	ANGELICA BARR	CARE TECH INTL	angelica.barr@coretechintl.com	671-486-9115		
14	JENENA FRANCIS	CORE TECH INTL	jenena.francis@coretechintl.com	671-486-4916		
15	Ronel Rosel	Core Tech Intl	ronel.rosel@coretechintl.com	671-486-6389		
16	JADE ARGUELLES	PAE & SONS, INC	jarguelles@pae-sons.com	671-487-0591		
17	ALCK SISON	JS Global	sisonv1@jsglobal.com	671 988 6963		
18	<i>Perry B. Pardo</i>	<i>KRM INTL</i>	<i>perryb.pardo@gmail.com</i>	<i>671-988-9299</i>		
19	<i>Cherlene</i>	<i>- PO -</i>	<i>- PO -</i>	<i>671-777-8808</i>		
20	TIFFANY SPIDON	CATALYST CON.	tspidon.catalyst@usa.com	671-483-0114		

# IFB-024-004 WAREHOUSE NO. 1 MAINTENANCE PROJECT

## Pre-Bid and Site Visit Sign-In Sheet

Date: December 3, 2024    Time: 10:00am    Location: PA6 Board of Director's Conference Room

NO.	Name	Company	Email	Contact No.	Pre-bid	Site Visit
21	Ken Satt Nigars	Pacific Federal Management	KEN.SN@PFMG.COM	688-8707	✓	✓
22	Ruben M. Klue	Pacific Federal Management	RUBEN.MONTALBO@PFMG.COM	687-7786	✓	✓
23						
24						
25	Esther Lopez	CP. PAG				
26	Marina Gutierrez	CP. PAG				
27	Jerome Valdez	CP. PAG				
28	Jared Purdy	PLANNING. PAG				
29	Paquira Mbur-Dom	PAG				
30	Mark Carrasco	Proc. PAG				
31	Steven Mula-Proe	Proc. PAG				
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