

Eddie Baza Calvo

GENERAL SERVICES AGENCY

Ray Tenorio

Governor

Government of Guam

Lt. Governor



148 Route 1 Marine Drive Corp

Piti, Guam 96915

Director, Dept. of Admin.

Deputy Director

February 16, 2016

INVITATION FOR BID

GSA-017-16

OFFICE SPACE LEASE

Questions submitted by Alaka'i Pacific Inc. dated February 13, 2016

Question 1:

We would like to add a clause allowing us to sell the warehouse/office at any time during the lease as long as the new buyer agrees to the same terms that Alaka'i Pacific Inc. will have signed the Guam GSA and the new seller meets your approval.

QUESTION 2:

A more important point is that our warehouse/office currently does not have a standby generator. We are more than willing to obtain a generator but we have to agree to a term of two (2) years and cost us over \$5,000 a month once we commit to leasing the generator. In addition it will take at least 120 days to bring over and install the generator of that size. We are very desirous of meeting all the requirements of leasing to the Guam Police Department

a) If at all possible we will like to quote a rental rate that both includes and excludes the generator. GSA Guam will pay Alaka'i Pacific Inc. the rental rate with the generator included. Alaka'i Pacific will reimburse GSA Guam for the generator portion until the generator is installed.

b) or GSA Guam might want to just pay Alaka'i Pacific Inc. the rental rate without the generator included.

c) The legal requirements seem fixed but whatever flexibility the law allows we would follow. We will not be able to get the facility ready for occupancy by 2/19/16 if the generator needs to be online by then in addition we be hard pressed with a \$120,000 liability if we did not get the lease.

RESPONSE: Please refer to page 2 of the Invitation for Bid "Acknowledgement Receipt Form" deadline for all questions and concerns must be submitted by **January 26, 2016**. Please comply with all the requirements of the bid.

A handwritten signature in blue ink, appearing to read 'Claudia S. Acfalle', with a date '2/16/16' written to the right.

CLAUDIA S. ACFALLE
Chief Procurement Officer