

Eddie Baza Calvo
Governor



GENERAL SERVICES AGENCY
Government of Guam
148 Route 1 Marine Drive Corp
Piti, Guam 96915

Ray Tenorio
Lt. Governor

INVITATION FOR BID NO. GSA-093-16
OFFICE SPACE LEASE
(GPD-SEAS DIVISION)

Amendment # 1

September 6, 2016

1. Amend to correct Bid Opening

FROM: September 9, 2016, 2:00 P.M.

TO: September 15, 2016, 09:00 A.M.

2. Amend to **replace** Pages 28 of 28 with the attached

- a. **“Page 28 of 28, Revised 09/06/16 ” with Attachment 1**

All others remain unchanged.

A handwritten signature in black ink, appearing to read 'Claudia S. Acfalle' with a date '9/6/16' written to the right.

CLAUDIA S. ACFALLE
Chief Procurement Officer

ATTACHMENT 1

RENTAL COST TO THE GOVERNMENT SHALL INCLUDE THE FOLLOWING:

- A) Utilities:
Such as power and water _____

- B) Standby generator:
Shall have operable standby generator with automatic transfer switch with sufficient capacity to operate the entire facility during power outages. Landlord shall provide operations and maintenance of generator. _____

- C) Air-conditioning Units:
Sufficient to supply office space requirements. _____

- D) Pest control Services:
Shall be done at least once every quarter. _____

- E) Building Maintenance:
To include replacement of burnt out bulbs, draining of sewage, urinal backups, normal repairs, alterations/renovations, including doors and windows and door locks. _____

- F) Security:
Includes costs for security alarm systems and electrical locks and codes on main and exit doorways. _____

- G) Trash Collection:
Shall provide trash collection at least once a week. _____

- H) Air Condition Maintenance:
Full service maintenance shall be conducted at least once a quarter. _____

- I) Grounds Maintenance:
Cleaning of the surrounding areas of the building such as grass cutting, trimming of plants, etc. _____

- J) Contract terms applicable to IFB

SPECIFICATIONS:

BIDDING ON / COMPLY

RENOVATION/MODIFICATIONS:

All renovations/modifications of the building shall be made to the satisfaction of the Guam Police Department within reason of the total square footage desired. Renovations/modifications shall be approved by the Guam Police Department.

BUILDING CODES:

Bidders shall ensure that building meets all current local building codes and statutes (i.e., building, fire, safety, OSHA, etc.)

EMERGENCY DISASTER PLAN:

The landlord shall provide tenant with an emergency disaster plan, to include, but not limited to, emergency lighting, building evacuation, and landlord's emergency contact numbers.

TELEPHONES:

Telephone jacks must be immediately available. The Guam Police Department will incur all cost for telephone services.

NO SECURITY DEPOSIT:

No security deposit shall be required. No last month's rent shall be required in advance upon occupancy.

LEASE TERM:

The term of the lease shall be for two (2) year term with the three (3) options to renew for an additional one (1) year each, but total term of lease shall not exceed five years, based on availability of funds.

SEE ATTACHMENT 1 FOR ADDITIONAL REQUIREMENTS

These specifications have been developed by the staff of the Guam Police Department and approved by Joseph I. Cruz, Chief of Police.