



**DEPARTMENT OF
ADMINISTRATION**
DIPATTAMENTON ATMENESTRASION
GENERAL SERVICES AGENCY DIVISION
(Ahension Setbision Hinirat)
Telephone (Telifon): (671) 475-1705/1712/1713



December 10, 2024

Invitation for Bid
GSA-002-25

AMENDMENT #1
Office Space Lease for Chamorro Land Trust Commission

- 1.) Amend page 2 of 46 and page 3 of 46.

From:

Bid Opening: This bid shall be submitted in duplicate and sealed to the issuing office above no later than **Time: 10:00am, Date: 12/13/2024** and shall be publicly opened. Bid submitted after the time and date specified above shall be rejected. See attached General Terms and Conditions, and Sealed Bid Solicitation for details.

To now read:

Bid Opening: This bid shall be submitted in duplicate and sealed to the issuing office above no later than **Time: 10:00am, Date: 12/19/2024** and shall be publicly opened. Bid submitted after the time and date specified above shall be rejected. See attached General Terms and Conditions, and Sealed Bid Solicitation for details.

- 2.) Amend and replace page 36 of 46 with attached "**Revised page 36 of 46**" dated 12/10/2024.


Andriana Quitugua
Acting Chief Procurement Officer

Please Print
Acknowledgement Copy (Email to GSA)

Received By: _____
Date: _____
Company Name: _____
Email to: esprocurement@gsa.gov

Item No.	Description	Qty	UOM	Monthly Cost	Annual Cost
1.1	Office Space Lease for the CHamoru Land Trust Commission	12	Mos	\$ _____	\$ _____

The CHamoru Land Trust Commission (CLTC) is interested in leasing approximately 4,400 square feet of rentable/usable office available for use by employees, furnishings, and equipment. If entire building and parking are being used by CLTC, it must be fully A.D.A compliant. If the building houses other tenants, the proposed occupied floors and parking areas shall meet the requirements of A.D.A. and local safety and fire codes. Space shall be in a new or modern office located in an area that is compatible with its surrounding. The location should project a professional and aesthetically pleasing appearance. Building should be highly visible and must have full adequate means of ingress or egress. Building shall be concrete and shall include typhoon protection. Preferred location is Mangilao, Hagatna, Tamuning, and Tumon.

If building is multi-story, then operational elevator or escalators must be available. Total office space shall be approximately 4,400 square feet and exclusive of common areas such as waiting areas, public and dedicated staff rooms. If building and parking area are used by CLTC, it must be A.D.A. compliant. If building houses other tenants, the proposed occupied floors and parking areas shall meet the requirements of A.D.A., OSHA, safety and fire codes, must have full adequate means of ingress and egress, and must be of concrete structure.

SPECIFICATIONS:

BIDDING ON/REMARKS

LOCATION:

Preferred locations are within the municipalities of Mangilao, Hagatna, Tamuning, and Tumon. Site must not be in a flood-prone area or subject to flooding or susceptible to water run-off coming from abutting or adjacent properties.

TELEPHONES:

Telephone jacks must be immediately available. CHamoru Land Trust Commission will incur all costs for telephone services. Bidder will be responsible for the jack installation.

PARKING STALLS:

Reserved and marked parking stalls to accommodate a minimum of twenty-five (25) vehicles which include privately-owned and official government vehicles. Twenty (20) out of twenty-five (25) will be covered or garage parking. Minimum of two (2) parking stalls shall be accessible to the disable with one (1) being van accessible; must be A.D.A. compliant.
