



EDWARD M. BIRN
Director (*Direktot*)
ELIZABETH T. FISHER
Deputy Director (*Sigundo Direktot*)

**DEPARTMENT OF
ADMINISTRATION**
DIPATTAMENTON ATMENESTRASION
GENERAL SERVICES AGENCY DIVISION
(*Ahension Setbision Hinirat*)
Telephone (*Telifon*): (671) 475-1705/1706



LOURDES A. LEON GUERRERO
Governor (*Maga'håga*)
JOSHUA F. TENORIO
Lt. Governor (*Sigundo Maga'låhi*)

May 8, 2025

Invitation For Bid
GSA-028-25
Janitorial and Grounds Maintenance for Hesler Building - DOA

Questions and Concerns received from Advance Management, Inc. April 16, 2025.

1. Considering that President Trump has revoked EO 14026, what is the applicable wage rate for a Janitor under Wage Determination 2015-5693 for this contract? Does a Janitor's required hourly wage rate revert to \$10.38?
Response: Executive Order 14026 does not apply as this is not a federal contract. Bidder(s) must comply with the U.S. DOL Wage Determination No. 2015-5693, Revision No. 23.
2. Will the contractor be entitled to an annual price adjustment upon contract renewal to equitably compensate for wage and benefit increases required by a current Wage Determination? This price adjustment is permitted under FAR 52.222-43 for service contracts with the U.S. Government.
Response: No, this is a Firm-Fixed-Price contract.
3. Does the Government intend to issue 2 separate contracts, one for Janitorial and one for Grounds?
Response: Items no. 1.0 and 2.0 can be awarded separately to the lowest responsive and responsible bidder(s) for each item.
4. Please revise the specified Submission Date on page 3 of 40 within the Instructions to Bidders, section/para 3, line 3, showing 2/28/2025.
Response: Refer to Amendment #2.
5. Please clarify "Commence Cleaning Services no earlier than 8:00 a.m. and no later than 5:00 p.m. daily," which implies one could start work at, say, 4:30 p.m. However, this is inconsistent with the later requirement to provide General Incident Response, as needed, since such incidents are most likely to occur during normal business hours.
Response: The requirement to maintain coverage from 8:00 a.m. to 5:00 p.m., Monday through Friday primarily applies to the full-time attendant, who must be physically present and available to respond to general incidents during those hours, excluding GovGuam holidays. Cleaning services may be scheduled at the contractor's discretion, provided all daily, weekly, bi-weekly, monthly, and quarterly tasks are fully completed to the expected standard.
6. Please clarify "Quarterly Requirements: Clean and sanitize all interior and exterior windows with pest control." No pest control is otherwise requested in the specification.
Response: "Pest control" under quarterly requirements refers to basic over-the-counter products (e.g., ant spray or bug repellents). Contractors are not required to be licensed pest control operators. For minor pest issues such as ant hills, contractors should treat with standard products and inform the designated Point of Contact (POC) if further action is needed.

Questions and Concerns received from Advance Management, Inc. April 18, 2025.

7. Where is the location of the water sources throughout the building, emphasizing the exterior spigots? We need the locations to plan our water blasting program.
Response: Final confirmation of water access points will be made after the award. There will be three available sources: one near the men's public restroom (west of building), one on the south side, and one on the east side of the building.
8. Where can contractor's equipment and supplies be stored on-site?
Response: Yes. The availability of a dedicated, secured janitorial storage area is under review. Final confirmation will be provided upon contract award. Contractor shall be prepared for in the event such storage room is not adequate for its equipment, apparatuses, and chemicals.

Questions and Concerns received from For Hire Grounds & Janitorial April 18, 2025.

9. Will there be a dedicated, secured janitorial supply storage area provided on-site?

Response: The availability of a dedicated, secured janitorial storage area is under review. Final confirmation will be provided upon contract award. Contractor shall be prepared for in the event such storage room is not adequate for its equipment, apparatuses, and chemicals.

10. Will the janitorial storage space be air-conditioned or properly ventilated for safe chemical storage?

Response: This will be determined at a later time.

11. Is there a designated parking or loading/unloading area available for contractor vehicles or trailers?

Response: There are currently no designated loading/unloading areas available.

12. The bid specifies that contractors must provide all consumables (e.g., toilet paper, hand soap, trash liners). Can you provide historical usage data or average consumption rates to assist in accurate pricing?

Response:

- Toilet Tissue (Jumbo Roll – 1,000 ft): ~1 box (12 rolls/1000 feet) every 1.5 months
- Paper Towels (7.5" x 720 ft): ~1 box (12 rolls/720 feet) every 2 months
- Trash Liners (7–10 gal): ~1 box (20 rolls / 50 pcs) per month
- Large Trash Bags (45 gal): ~1 box (10 rolls / 25 pcs) every 2 months
- There is currently insufficient data available for hand soap refill usage.

13. Are there any current pest control contracts in place for the facility, or should quarterly exterior pest-related services be included in our scope?

Response: There are currently no pest control contracts in place. Professional pest control services are not included in this janitorial contract and will be handled separately.

14. Can you confirm the total square footage or acreage of the grounds to be maintained under this contract?

Response: Total Exterior grounds: 1,816 Square Meters (+/-)
Total Interior Building: 22,176 Square Feet (+/-)

15. Are there any irrigation systems installed, and will the awarded contractor be responsible for routine maintenance or repair?

Response: There are no irrigation systems installed at the facility.

16. Will the Government provide on-site dumpsters for green waste, or should we include off-site hauling and disposal in our pricing?

Response: No on-site green waste or cardboard waste dumpsters are available. Contractors will be responsible with hauling and disposing of green waste and cardboard off-site.

17. Are background checks or Government-issued ID badges required for staff assigned to this facility?

Response: No.

18. Will the awarded contractor require after-hours or weekend access, or is all work expected during standard business hours?

Response: All janitorial work shall be performed during standard business hours, Monday through Friday, from 8:00 a.m. to 5:00 p.m.

Exterior grounds maintenance (e.g., bush cutting, pressure washing) must be conducted on Saturdays, at least once per month. The contractor must ensure sufficient staffing to complete all such work between 8:00 a.m. and 5:00 p.m. on those Saturdays.

19. Per the bid packet, a 15% bid guarantee is required. Can you please confirm that a certified cashier's check for 15% of our total bid offer will be accepted in lieu of a surety-issued bid bond?

Response: Yes, please refer to item 11 on page 5 of 40 of the IFB packet.

Please Note: Follow up/Clarification to the Questions and Concerns responses dated 04/01/2025 must be submitted to the General Services Agency via email to gsaprocurment@gsadoa.guam.gov no later than 5pm, Wednesday, April 2, 2025.



Andriana Quitugua
Acting Chief Procurement Officer

Please Print

Acknowledgement Copy (Email to GSA)

Received By: _____

Date: _____

Company Name: _____

Email to: gsaprocurment@gsadoa.guam.gov