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July 9, 2025

Invitation For Bid
GSA-055-25 DMA's Fire System Inspections and Certifications

Questions and Concerns received from G4S Security Systems (Guam), Inc. on June 26, 2025.

- 1) Our request is predicated on several key considerations that we believe align with the principles of efficient procurement, maximizing competition, and achieving optimal value for the Government of Guam:
 1. Market Realities and Scope Specialization: The scope of work outlined in Items 1.1 through 1.5 encompasses a diverse range of highly specialized fire system services:
 - o Item 1.1: Fire Extinguisher Inspection and Certification for 41 units
 - o Item 1.2: Wet Sprinkler Inspection and Certification in 11 buildings
 - o Item 1.3: Fire Alarm System Inspection and Certification in 11 buildings
 - o Item 1.4: 12-Year Hydrostatic Testing (NFPA 10) for 53 Fire Extinguishers
 - o Item 1.5: Disposal of 80 Fire Extinguishers (NFPA 10)**Response:** See Amendment #3.
 2. Based on our extensive experience within the local Guam market and our understanding of available vendor capabilities, it is highly improbable that a single local company possesses all the requisite licenses, certifications, specialized equipment, and direct expertise to competently and cost-effectively perform all five of these distinct services. These are often handled by different specialized firms due to varying regulatory requirements and technical competencies.
Response: See Amendment #3.
 3. Enhancing Competition and Response Quality: Maintaining an "All or None" requirement in this context severely restricts the pool of potential bidders. By transitioning to a "Not All or None" format, GSA would enable more vendors to submit competitive proposals for the specific line items where they possess direct expertise and resources. This approach would undoubtedly lead to a greater number of responses, fostering a more competitive bidding environment and ultimately allowing GSA to garner the best possible specialized service for each individual requirement.
Response: See Amendment #3.
 4. Procurement Efficiency and Avoiding Delays: Should the "All or None" requirement result in few or no responsive bids, or bids that do not meet all criteria comprehensively, GSA might be compelled to cancel the current IFB and re-solicit. Changing this requirement now would proactively save valuable time and resources for the Government of Guam by potentially avoiding such delays and the need for a rebid process within the tight July to September 30, 2025 timeframe. It permits GSA to award specific items to the most qualified and competitive vendors for each service.

Under GENERAL, on Page 40 of 41, ITEM NO. 1.1, Fire Extinguisher Inspection and Certification, please provide sizes and types of extinguishers to be inspected and certified. Please provide most recent written records of inspections.

Response: See Amendment #3. Written records of inspections of fire extinguishers not necessary for Fire Extinguisher Inspection and Certification.

While we note the reference to 2 GAR, Div. 4 Section 3115 (f) regarding "All or None" bids requiring a determination that it is "not practicable" to make an award on an item-by-item basis, we believe the nature of the services requested in this IFB strongly suggests that an item-by-item approach is indeed practicable and would be highly advantageous for the reasons outlined above. It would fully support the spirit of maximizing competition and achieving the best value for the government.

Response: See Amendment #3.

- 2) Under GENERAL, on Page 40 of 41, ITEM NO. 1.2, Wet Fire Sprinkler Inspection and Certification, will bidders be provided As-Built (Record) Drawings for the existing Sprinkler system for each of the 11 buildings prior to site visits? As-Built are required to show the locations of Sprinkler riser, sprinkler heads, inspector test valves, etc. Inspections are time based and without As-Built a responsive bid cannot be prepared.

Response: See Amendment #3.

- 3) Under GENERAL, on Page 40 of 41, ITEM NO. 1.3, Fire Alarm System Inspection and Certification, will bidders be provided As-Built (Record) Drawings for the existing Fire Alarm system for each of the 11 buildings prior to site visits? As-Built are required to show the locations of pull stations, smoke detectors, audio/visual appliances, etc. Inspections are time based and without As-Built a responsive bid cannot be prepared.

Response: See Amendment #3.

- 4) Under GENERAL, on Page 41 of 41, ITEM NO. 1.4, 12-Year Hydrostatic Testing as per NFPA 10, please provide sizes and types of extinguishers to be inspected and certified. Is there any dry chemical and or suppressing agent remaining in the cylinders that would require disposal?

Response: See Amendment #3. Yes, there are remaining agents in the cylinders that require disposal.

- 5) Under GENERAL, on Page 41 of 41, ITEM NO. 1.5, Disposal of Fire Extinguishers as per NFPA 10, please provide sizes and types of extinguishers to be inspected and certified. Is there any dry chemical and or suppressing agent remaining in the cylinders that would require disposal?

Response: See Amendment #3. Yes, there are remaining agents in the cylinders that require disposal.

- 6) Under GENERAL, on Pages 40 & 41 of 41, ITEM Nos. 1.1 thru 1.5, each require compliance with federal and local codes, standards, and regulations, respectively. Who is the Authority Having Jurisdiction? The Federal Fire Department of the Guam Fire Department? Or dual Jurisdiction? This determines which version of the Fire Code is enforced.

Response: Guam Fire Department has jurisdiction; however, compliance is required for local and federal codes, standards and regulations.


Andriana Quitugua
Acting Chief Procurement Officer

Please Print

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