



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 (Telfon): (671) 475-1705/1712/1713



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

December 26, 2024

Request for Proposal
 GSA-RFP-001-25

AMENDMENT #2

Identify, Abate, and Mitigate Mold and Contaminated Areas in Public Schools
 (GDOE)

- 1) Amend page 7 of 73.

From:

E. SUBMISSION OF PROPOSALS AND DUE DATE

RFP TIMELINE AND SCHEDULES:

Deadline for Submission of Un-Priced Technical Proposals at GSA, Suite 230, 2 nd Floor ITC Building, 590 South Marine Corps Drive, Tamuning, Guam, in the format specified in the solicitation.	Thursday, January 9, 2025 on or before 3:00 PM Chamorro Standard Time (CHST)
--	---

To now read:

E. SUBMISSION OF PROPOSALS AND DUE DATE

RFP TIMELINE AND SCHEDULES:

Deadline for Submission of Un-Priced Technical Proposals at GSA, Suite 230, 2 nd Floor ITC Building, 590 South Marine Corps Drive, Tamuning, Guam, in the format specified in the solicitation.	Thursday, January 23, 2025 on or before 3:00 PM Chamorro Standard Time (CHST)
--	--

- 2) Amend to include the attached pages 32 to 33 of 73.

All others remain unchanged.

Andriana Quitugua
 Acting Chief Procurement Officer

Please Print
 Acknowledgement Copy (email to GSA)
 Received By: _____
 Date: _____
 Company Name: _____
 Email to: gsaprocurment@gsadoa.guam.gov

Section III. SCOPE OF SERVICES

Government of Guam Identify, Abate, and Mitigate Mold and Contaminated Areas in Public Schools

The work performed under this Scope of Services shall consist of contractors with general knowledge, skill, and experience in mold remediation. Contractor must possess current/valid certifications which are nationally recognized in mold remediation. Solicitation for this RFP covers both pre-mitigation and mitigation efforts in the specified educational facilities, dispose of contaminated items properly, conduct an air-quality test, and generate a report that details all investigated findings at GDOE's educational facilities.

BACKGROUND

GDOE is a semi-autonomous agency within the government of Guam that serves just under 30,000 students. GDOE's mission is to:

- ***Prepare all students for life*** by ensuring that all students receive high quality education that will prepare them for post-secondary education, the workforce, and civic engagement.
- ***Promote excellence*** by adopting and implementing high standards and expectations for all students and employees with everyone performing at their best at all times.
- ***Provide support*** by ensuring that our Department has a framework to identify and address the academic, social, and emotional needs of our diverse student population through a support system that is comprehensive and timely with an unwavering focus and relentless commitment to the success of each and every student.

Public Law (P.L.) 28-45, signed into law on June 6, 2005, is known as the 'Every Child is Entitled to an Adequate Public Education' Act. P.L. 28-45 requires a healthful, safe, and sanitary learning environment. In May 2023, Typhoon Mawar passed north of Guam as a Category-4 equivalent typhoon. As a result, GDOE schools were affected. In compliance with P.L. 28-45, it is critical to address the condition that poses an imminent threat to our island's schoolchildren, the public's health and safety, and the environment.

PROPOSED SCOPE OF SERVICES

The schools identified in **Attachment I** are subject to this proposed project. The mold mitigation services shall meet each school's existing needs and ensure task identified below are addressed. The goal is to rid of all mold at GDOE's educational facilities.

A. The successful contractor shall provide the following services:

1. **Perform an assessment to identify:**
 - 1.1. Areas that are determined to require simple cleaning and sanitizing.
 - 1.2. Areas that are required to initiate the removal and disposal of porous and non-porous surfaces and equipment such as but not limited to, ceiling tiles, floor carpets, furniture, etc.

- 1.3. Areas that have high level of mold contamination and visible contaminated areas that may be cleaned, but the root problem may require more complex work to be performed to fully address the mold situation, i.e. roof repair, demolition, installation and/or replacement of HVAC systems, demolition and replacement of non-concrete walls, insulation material, etc.
2. Perform mold removal on all contaminated areas/surfaces:
 - 2.1. Perform industry-approved methods to safely remove mold from affected surfaces.
 - 2.2. Disposal: If mold build up on surfaces are beyond mitigation, the awarded contractor is to properly dispose of contaminated materials being sure to follow all local and federal regulations and guidelines.
 - 2.3. Surface Repair: Awarded contractor is to repair or replace any damaged surfaces, to include non-concrete walls, insulation, ceiling tiles, flooring, etc., as necessary to restore all affected areas to their original conditions.
3. Air Quality Testing:
 - 3.1. The awarded contractor is to conduct a pre and post-remediation air quality test to verify the presence of mold and the effectiveness of the mold removal to ensure that the indoor air meets the acceptable standards.
 - 3.2. Must have the ability to contract an indoor air quality test or industrial hygienist to perform the test. If the awarded contractor elects to use biocides or fungicides in the services provided, the contractor must also possess certifications pursuant to 10 GCA §50107.
 - 3.3. Pre-Remediation Air Quality Testing
 - i. Prior to mold remediation, comprehensive air quality testing shall be conducted to assess the baseline levels of contaminants. The testing must include, but is not limited to, measurements of particulate matter (PM10, PM2.5), volatile organic compounds (VOCs), mold spore concentrations, and humidity levels.
 - ii. All testing shall be performed in accordance with EPA Indoor Air Quality Guidelines and ASHRAE Standard 62.1.
 - iii. Pre-remediation air quality testing will be used to determine the scope of remediation required.
 - 3.4. Post-Remediation Air Quality Clearance
 - i. Following mold remediation, air quality testing must be conducted to verify the effectiveness of the remediation process.
 - ii. The spaces must meet established clearance criteria, ensuring mold spore levels, VOCs, and other contaminants have been reduced to safe levels in compliance with any local or federal guidelines that are applicable.
 - iii. Clearance will only be granted once test results confirm that the environment is safe for re-occupancy.
4. Reporting:

Generate a report that details all investigated findings at GDOE's educational facilities.