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December 26, 2024

Invitation for Bid
GSA-RFP-001-25
Identify, Abate, and Mitigate Mold and Contaminated Areas in Public Schools
(GDOE)

Questions and Concerns received from Pacific Restoration LLC on December 10, 2024.

1. Is there a pre-bid conference to address questions and clarify issues related to the RFP? If not, could one be scheduled?

Response: See Notice to All Prospective Offerors.

2. Could you provide page 32 of the RFP and any documents related to the scope of work referenced throughout the RFP?

Response: See Amendment #2.

3. Did the Agency produce its scope of work with the assistance of an Industrial Hygienist or similar professional, and if so, may we have a copy of their work product to the agency?

Response: An Industrial Hygienist or similar professional was not consulted to assist in the scope of work.

4. If the Agency did not produce its scope of work with the assistance of an Industrial Hygienist or similar professional, please let us know how the scope of work was developed?

Response: Guam Department of Education (GDOE) collaborated with the Guam Environmental Protection Agency (EPA) to produce the scope of work for Mold Mitigation shortly after Typhoon Mawar. Individuals from EPA and GDOE's former Facilities and Maintenance Manager developed the scope of work that is being solicited.

Please note that the Awarded Contractor must obtain a Certified Industrial Hygienist to perform the Air Quality Test for each school.

5. Does the agency have an established benchmark to determine when a school's mold issue is sufficiently remediated?

Response: GDOE uses industry standards and EPA guidelines, including air quality testing and visible inspections, to ensure mold issues are sufficiently remediated. Specific benchmarks will be outlined during the project kickoff or the coordination phase with the Awarded Contractor.

6. Considering the short timeframe between GSA's answers due on December 17 and the bid submission deadline on December 27, could the bid due date be extended?

Response: See Amendment #2.

7. Could you clarify the work schedule, particularly regarding whether schools will be occupied during the work, and if this applies to all schools or only specific schools within a certain period?

Response: The work schedule must accommodate school occupancy, meaning certain activities may need to be scheduled outside instructional hours or during the student's breaks. Detailed schedules will be coordinated per school site and the project timeline.

Assessments and removal activities should be conducted in coordination with school schedules to minimize disruption to instructional time. Vendors may perform assessments during school hours (usually 8:00am to 3:00pm) with prior approval from the school's administrator but must avoid interrupting classroom activities.

Mold remediation and removal should primarily occur outside instruction hours, including evenings, weekends, and school holidays, to ensure safety and avoid exposure risks to students.

8. Page 9 of the RFP asks for "hourly rates" and "estimated expense costs." Please provide further information regarding the factors GSA is seeking to be included in the hourly rate calculation that is referenced?

Response: The services shall cover 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. Detailed Scope of Work can be found on Pages 32 and 33 of the RFP solicitation packet.

9. Could you clarify which nationally recognized mold remediation certifications are acceptable as referenced in page 12 of the RFP?

Response: Nationally recognized certifications such as the IICRC (Institute of Inspection, Cleaning, and Restoration Certification) or certifications from the American Council for Accredited Certification (ACAC) are acceptable. Additional certification may be considered on a case-by-case basis if they meet industry standards.

10. The RFP requires a written proposal including past performance. How will the procuring agency evaluate and accept past performance for a joint venture or newly formed company?

Response: For joint ventures or newly formed companies, past performance evaluations may include the experience of an individual team member(s) or partner firms. Documentation of similar projects that were successfully completed should be submitted as well.

11. Could you clarify what is meant by "related projects" in terms of identifying all projects for GSA's review?

Response: "Related project" refer to any projects involving mold remediation, environmental cleanup, or similar work relevant to the scope of the Mold Mitigation RFP. Please provide details on project scope, outcomes, and your client references of the related project(s).

12. Is this bid limited to mold issues related to Mawar, or does it include all mold found on the premises, regardless of origin?

Response: The scope includes mold issues stemming from Typhoon Mawar identified during the assessments. This ensures that there is a comprehensive remediation for mold across all school.

13. The RFP explains that it is seeking mold mitigation "for all forty-one (41) GDOE schools" but also then explains that "all or none" bids are not allowed. Is there a possibility of bidding on specific schools? Could you clarify if bids must cover all schools or if partial bids are acceptable?

Response: This RFP is an "All or None" award. The RFP submittal must include the price proposal for all 41 GDOE schools. Offerors are not allowed to submit on an individual school.

14. Is the project federally funded in any part, or will local funds also be used as the RFP explains?

Response: This project is locally funded.

Please Note: Follow up/Clarification to the Questions and Concerns responses dated 12/26/2024 must be submitted to the General Services Agency via email to gsaprocurement@gsadoa.guam.gov no later than 5pm, Friday, January 3, 2025.



Andriana Quitugua
Acting Chief Procurement Officer

Please Print

Acknowledgement Copy (email to GSA)

Received By: _____

Date: _____

Company Name: _____

Email to: gsaprocurement@gsadoa.guam.gov