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September 12, 2025

Request for Proposal  
GSA-RFP-002-25

Mold Assessment, Air Quality Testing, and Mitigation Recommendations

**Questions and Concerns received from Victor B. Garcia on September 2, 2025.**

1. May I also submit a Request to Hold Pre-Proposal Conference for GSA-RFP-002-25.

**Response: See Notice to All Prospective Offerors.**

**Questions and Concerns received from SGS Philippines, Inc. on September 2, 2025.**

1. We would like to inquire regarding the scope of work. Based on attachment 1, the scope covers 41 schools across the territory of Guam, USA. However, the number of samples for testing per school is not indicated. With this, we want to confirm on the number of samples for testing per school.

**Response: The Request for Proposal (RFP) intentionally leaves the number of samples flexible to allow for professional judgment by the contractor, based on school size, room count, and severity.**

- a. Air sampling per classroom? How many points per room?

**Response: Not every classroom will automatically require sampling. Representative sampling is expected. Larger or higher-risk rooms may require multiple sample points.**

- b. If sampling at random, how many sample points per school is required?

**Response: Contractors should propose the methodology and justification. Guam Department of Education (GDOE) and General Services Agency (GSA) will review for sufficiency.**

- c. How many offices per school for air sampling? How many points per room?

**Response: Same as classrooms, representative samples, adjusted based on size and use.**

- d. Mold assessment requirement is through visual checking only? Or it requires actual swab sampling on the surface for mold identification?

**Response: Visual inspection of all rooms to identify visible mold, moisture intrusion, and water damage. Air sampling for airborne mold spores. Surface/swab sampling will be required in cases where visual evidence of mold is present, and confirmation of mold species is necessary.**

- e. How many surface swab samples needed per room (if applicable)?

**Response: This will depend on conditions observed. At a minimum, one swab per visibly affected area is expected. Multiple swabs may be necessary for larger rooms or when multiple types of mold growth are observed.**

**Questions and Concerns received from Fantail Services on September 4, 2025.**

1. If there is visible mold, why do you need a mold inspector to test the air before fixing the problem? We would suggest having the mold inspector gather the data as the mold mitigation program begins. Then 30 days after all the schools have been treated, test again so you can show the improvements. We need to get the schools healthy as fast as possible.

**Response: Air sampling is required prior to remediation in order to establish a baseline of indoor air quality. This data will identify the types and concentration of mold present, which may not always be visible, and will help determine the most appropriate mitigation methods. Post-remediation sampling will then confirm that conditions have improved and that the air quality is safe for the school.**

2. Could you please provide the internal square footage for each school building included in the scope of this project to assist with accurate planning and cost estimation?

**Response: Square footage details for all 41 schools will be provided as an attachment to this response. Please note that if exact measurements are not available for some sites, the awarded contractor will be required to verify during their site assessment.**

3. How many air samples will be required per school?

**Response: The number of samples will vary depending on the size, layout, and condition of each school. Larger schools and facilities with multiple wings, classrooms, and offices will require multiple indoor air samples to adequately represent conditions. The awarded contractor will be expected to propose a sampling plan for Guam Department of Education (GDOE) approval.**

4. Are photographs or documentation of mold growth available for review, so that bidders can better understand the extent and severity of the issues?

**Response: GDOE has limited photographs of mold growth from post-typhoon assessments. Not all affected areas were documented visually. Contractors should anticipate conducting site assessments.**

5. On page 33 of the project information:

- a. Who will retain ownership and access rights to the data generated from these inspections

**Response: All data generated from the mold assessment (reports, photographs, sampling results, recommendations, etc.) will remain the property of GDOE. Contractors may retain copies for their records but must provide all original data and findings to GDOE.**

6. Could you please provide details on the condition and functionality of the existing HVAC, air-conditioning, and dehumidification systems within the buildings?

**Response: The condition of HVAC, air-conditioning, and dehumidification systems varies by school. Some units are fully operational while other sustained damage from Typhoon Mawar. GDOE does not have a general condition summary; however, the awarded contractor should expect to document system conditions as part of their assessments.**

7. Based on the forty-one schools listed, is there a priority or order in which GDOE expects these schools to be tested?

**Response: Yes, GDOE will provide a prioritized schedule of schools to the awarded contractor. Schools with reported higher severity of mold issues or critical health concerns will be scheduled first. A full testing schedule will be coordinated with GDOE after award.**

**Questions and Concerns received from Pacific Restoration LLC on September 5, 2025.**

1. The RFP seeks offerors who will identify mold across all forty-one (41) schools. Please confirm that invasive testing and analysis as necessary can be conducted on the school physical structures?

**Response: Yes, contractors may conduct invasive testing and analysis as necessary to identify mold within the physical structures of the schools. However, such testing must be minimally disruptive and coordinated with GDOE to ensure school operations are not impacted.**

2. The word “remediation” appears in the RFP. Please confirm that this RFP does not include any remediation, mitigation of mold or the repair and fixing of sources of any water/moisture.

**Response: This Request for Proposal (RFP) is strictly for assessment and identification purposes. It does not include remediation, mitigation, or repair of any sources of water/moisture intrusion. A separate procurement will cover remediation and restoration work.**

3. The RFP contemplates work conducted during the normal school day calendar. Please confirm that DOE is seeking proposals that will allow for mold investigation to occur at schools while school is in session?

**Response: Yes, GDOE is seeking proposals that allow mold investigation to occur while schools are in session.**

4. If mold investigation will occur during school hours at schools that are in session, how will work be coordinated with school personnel to assure that the mold investigation is conducted without impacting school and student activities?

**Response: Contractors will be required to coordinate directly with school principals and designated facility managers. GDOE will provide points of contact at each school to ensure work is scheduled in a manner that minimizes disruption to teaching, learning, and student activities.**

5. The RFP seeks offerors who will identify mold across all forty-one (41) schools. Can you provide written estimates, fire escape floor plan maps, or any other documents indicating the approximate size of each school by square feet/meters?

**Response: GDOE will compile available building square footage data, fire escape plans, and other floor plans for all 41 schools. These documents will be provided to the awarded contractor once finalized.**

6. The RFP seeks offerors who will identify mold across all forty-one (41) schools. How many air conditioning units (HVAC units and other split units) are present at each of the schools?

**Response: The number and type of HVAC/split units vary significant by school. GDOE will provide available inventory data to the awarded contractor; however, contractors should anticipate verifying the number and condition of units during their assessment.**

7. Can DOE provide a list of the locations and sizes of the HVAC units and other split units present at the forty-one (41) schools that are subject of this RFP?

**Response: A list of HVAC and split unit locations and sizes is not currently consolidated for all 41 schools. GDOE is working to gather this information and will release it as an addendum to the RFP, if it is available before proposal due date.**

8. The RFP contemplates a second phase of actual remediation and restoration work at the forty-one (41) schools after the mold identification is completed under this RFP. Please confirm that an offeror who is selected to perform the work under this RFP is still eligible to be an offeror for the future remediation and restoration phase of performance.

**Response: Yes, an offeror awarded this mold assessment project will still be eligible to compete for the future remediation and restoration phase.**

9. On page 16, under the first evaluation factor, it states "the Plan shall include a Proposed Project Schedule with the capacity and ability to encompass both pre-mitigation and mitigation efforts in the specified education facilities" Is DOE seeking proposals for only identifying the mold, or is DOE seeking proposals for both identifying mold and developing an action plan to deal with the mold that has been identified?

**Response: For clarify, GDOE is seeking proposals to identify mold and to develop an action plan/recommendation report for mitigation. This does not include performing remediation, but rather providing guidance and recommendations that will inform the future remediation scope.**

10. What are the source(s) of funds for this project?

**Response: Federal reimbursement.**

11. Are Federal Funds being used for this project, and if so, what sources of Federal Funds?

**Response: Federal Emergency Management Agency (FEMA)**

12. Is project seeking the identification of mold caused by Typhoon Mawar, or does the RFP seek identification of all mold encountered regardless of origin?

**Response: The assessment will include all mold caused by Typhoon Mawar.**

13. Who are the members of the RFP evaluation committee/team?

**Response: The committee will be comprised of qualified GDOE and GSA personnel designated to evaluate proposals based on the published criteria.**

Please Print  
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