



# GUAM MEMORIAL HOSPITAL AUTHORITY

## ATURIDÁT ESPETÁT MIMURIÁT GUÅHÅN

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### AMENDMENT #10

#### GMHA Invitation for Bid No. 001-2026

#### Maternal Child Health (MCH) Renovation & Upgrade Projects

**This Amendment is in response to a request submitted by Sunrise LLC:**

**Question:** Per Drawings AD101, AD102, and AD103, the current scope mandates the full-height demolition of the existing staircase located at Gridlines G-H/6. We formally propose the retention of this existing structure and request a re-evaluation of the architectural floor plan layout to accommodate it. This proposal aims to mitigate significant acoustic and vibration impacts associated with the demolition of such a substantial structure, thereby minimizing disruption to adjacent areas and ensuring structural stability. Please advise on the feasibility of this design revision.

**Response:** Demolition of the existing stairs is necessary to provide the maximum space possible for the new NICU space. It will not be retained.

**Question:** Regarding Reflected Ceiling Plan Drawing AE 122, please confirm that the noted height of 9'-0" represents the clear vertical dimension from the Finished Floor Level (FFL) to the Finished Ceiling Level (FCL). We require this confirmation to ensure adequate clearance for mechanical and electrical services within the plenum.

**Response:** Ceiling heights indicated on the plans are from the finished floor to bottom of the finished ceiling.

**Question:** The roof plan indicates two (2) structural openings for skylight installations; however, corresponding typical sections and installation details appear to be missing from the current set.

- 3.1- Please provide architectural sections and technical details for these openings, specifically addressing:
- 3.2- Curb/Upstand Requirements: Confirm the required height and insulation continuity for the skylight curbs.
- 3.3- Structural Framing: Clarify the header and trimmer requirements for the roof rough openings.
- 3.4- Waterproofing: Provide flashing details to ensure weatherproof integration with the specified roofing membrane.

**Response:** The Roof Plan AE103 indicates two skylight towers. Refer to Building Section 3/AE301 for additional information. Also refer to Structural drawings S1.03, S1.04, and S3.02 for additional information.

**Question:** "Regarding Drawing AD101, we note an omission concerning the demolition scope required for the new mat foundation. The excavation footprint initiates at Gridline K.6, which necessitates the removal of the existing slab-on-grade (SOG) and architectural floor finishes within the entry lobby. Please confirm the extent of this demolition and update the drawing notes accordingly.

Furthermore, we propose utilizing this entry lobby zone as a primary logistics and equipment access route for the demolition and debris disposal phases. Please confirm if there are any architectural or structural constraints that would preclude using this area for heavy machinery access."

**Response:** Refer to AE161 for new floor finishes in the Main Lobby. Please clarify the type and size of the "heavy machinery" proposed to be passing through the Lobby. Refer to NCI question #4 response above.

**Question:** Requesting the Structural As-Built documentation for the existing staircase to facilitate the development of a Safe Sequence of Demolition. The data is required to verify the exact locations of load-bearing columns, primary beams, and lateral-load-resisting CMU walls. This information is critical for maintaining structural stability of the adjacent occupied structures during the phased removal of the vertical circulation components. Please confirm availability of the as-built drawings.

**Response:** Response will be forthcoming.

**Question:** Please clarify the disposition of existing medical equipment, fixtures, and specialized apparatus located within the renovation zone. Specifically, please confirm if these items are to be salvaged and reinstated onto the new partition walls or if they are slated for permanent removal. If reinstatement is required, please provide the backing and blocking requirements for the new partitions to ensure structural support for these medical fixtures. Furthermore, please define the party responsible for the disconnection, recalibration, and certification of the equipment to maintain warranty and safety standards.

**Response:** Please clarify your request. Phase I is an entirely new space, existing equipment does not exist. In the remaining phases, all new equipment will be provided by the Contractor. Coordinate any existing equipment removal and salvaging with GMHA.

**Question:** Please verify the coordination between Architectural and Plumbing disciplines regarding the roof drainage system. Specifically, confirm if the roof drainage points identified on Drawings AE301 and AE103 have been integrated into the Plumbing (P-Series) scope. Requesting the specific plumbing drawing reference for the associated horizontal and vertical stormwater piping layouts and typical installation details. Please confirm.

**Response:** Yes, roof drainage has been incorporated into the Plumbing plans, refer to P101, P203 and P301.

**Question:** We formally request a 1.5-year (18-month) contract time extension due to unavoidable sequential dependencies. The demolition of the existing second-floor Maternity nursing unit, the 70' staircase, and the ramp structure is contingent upon the substantial completion and clinical commissioning of the new facility. Specifically, the Nursery, NICU, and Nurse Stations must be fully operational to permit the safe relocation of patients and staff before the existing partition demolition can commence without compromising Life Safety Code (NFPA 101) compliance. Please confirm.

**Response:** Response will be forthcoming.

**The following is in response to a request submitted by Northern Construction Inc.:**

**Question:** The Bidder respectfully requests the As-Built Plans to enable a more comprehensive assessment of the demolition works for Phases 2, 3, and 4."

- Electrical Plan
- Mechanical Plan (AC Duct)
- Fire Protection Plan (Fire Sprinkler Plan)

**Response:** Response will be forthcoming.

**Question:** The Bidder would like to inquire, in the event that the air-conditioning supply to other operational phases is interrupted during phased construction, which party will be responsible for providing the temporary or alternate cooling system.

**Response:** The Contractor would be responsible for providing temporary cooling to spaces where it is interrupted by their work. The Contractor would have to coordinate with GMHA in proposing their solutions, and would need GMHA approval prior to start of work.

**Question:** The Bidder would like to inquire whether there will be restrictions on loud construction activities during the construction, given that other phases of the facility will remain operational and excessive noise may cause distress to patients.

**Response:** GMHA acknowledges that some work will create loud noise. Contractor shall coordinate with GMHA on the hours of work and locations prior to start of work.

**Question:** The Bidder would like to inquire whether a portion of the main entrance can be temporarily closed to facilitate the delivery and access of construction materials.

**Response:** GMHA would need to address this. We suggest the east Lobby door be used for Contractor only, the Contractor shall provide hoarding in the Lobby to separate their access to the atrium from the public side of the Lobby.

**Question:** The Bidder would like to inquire that a designated area can be allocated for a stationary crane for a certain duration to facilitate the delivery and handling of equipment for the demolition and excavation works. Ideally, this location should be the closest accessible point from outside, in front of the hospital.

**Response:** Contractor shall propose a location or locations for the crane to GMHA for their approval. Include timing and proposed work hours of crane use.

**Question:** The Bidder would like to inquire whether the 365-day construction duration may be extended, considering that the demolition of the existing stair and the construction of the new building will require a considerable amount of time to complete.

**Response:** Extensions of schedule may be possible. Contractors shall provide a reasonable schedule for GMHA review.

**Question:** The Bidder would like to raise a suggestion to retaining and incorporating the existing stair into the design of the new building, as it occupies only a minimal area and it will serve as an emergency access. This may help avoid the excessive noise and disturbance to patients that may occur during demolition. Furthermore, removing the demolition from the scope of work may help facilitate a faster completion of the project.”

**Response:** Demolition of the existing stairs is necessary to provide the maximum space possible for the new NICU space. It will not be retained

**Question:** The Bidder respectfully requests an extension of the deadline for the submission of bid queries until March 10, 2026, to allow sufficient time for a thorough review of the plans and specifications.

**Response:** GMHA will need to address bid extensions, as we have no information on bid timing.  
**The following is in response to a request dated December 31, 2025 and submitted on March 5, 2026 by G4S Security Systems (Guam), Inc.:**

**Question:** It is our understanding that the existing Nurse Call System is a Westcall Nurse Call System by West-Com Nurse Call Systems, Inc. Will Guam Memorial Hospital Authority (the Hospital) require all nurse products furnished by Bidders for this Project, IFB #001-2026, to be of the same manufacturer and compatible with the existing Hospital-wide Nurse Call System?

**Response:** GMHA will need to respond to the nurse call equipment question. At the time of the initial design, we were told the hospital was using the *Rauland Borg Responder V* system. The G4S question identifies a different system. We suggest that the new system be compatible with the existing system per Specifications Section 275223.

**Question:** It is our understanding that the existing Fire Alarm System is a Notifier System by Honeywell. Will the Hospital require all nurse products furnished by Bidders for this Project, IFB #001-2026, to be of the same manufacturer and compatible with the existing Hospital-wide Fire Alarm System?

**Response:** Per Specification Section 283111 the new system must be compatible with the existing system.

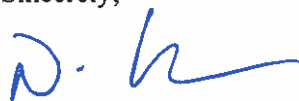
**Question:** May we request a copy of the most recent Bidder's Register Log?

**Response:** All prospective bidders have registered on GMHA website. Attached is the log of all those who have registered.

All others shall remain the same. Please acknowledge receipt of this amendment by signing and returning it via email to [materials.mgmt@gmha.org](mailto:materials.mgmt@gmha.org).

If you have any questions, please feel free to address your letter to Joleen M. Aguon, MD, and email to the [materials.mgmt@gmha.org](mailto:materials.mgmt@gmha.org).

Sincerely;



DOLORES PANGELINAN  
Hospital Materials Management Administrator

ACKNOWLEDGMENT:

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PRINT NAME

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SIGNATURE

\_\_\_\_\_  
DATE