



INVITATION FOR BID GL-02-FY26

24 MONTH LEASE AGREEMENT PREVENTIVE MAINTENANCE, REPAIRS FOR SEVEN (7) AIR HANDLING UNITS, CLEANING OF AIR DUCT DISTRIBUTION SYSTEM AND THERMOSTAT MAINTENANCE AND REPLACEMENT

Questions and Concerns received from Port Enterprises (Guam) Inc. on 04/03/26

Question 1:

1. Are any mechanical drawings, architectural floor plans, as-built drawings (building and HVAC) or building dimensions/layout details available for this RFP? **Response 04/06/26: Yes. Please see the attached As-Built A/C and Ventilation Plans.**

Question 2:

2. Are you able to provide existing unit locations, access points, and duct dimensions?
Response 04/06/26: Yes. Please see the attached As-Built A/C and Ventilation Plans.

Question 3:

3. Are detailed parts lists, including the required quantities for each unit specified in this IFB, available for review? **Response 04/06/26: No. There are no detailed parts lists or quantities for each unit available for review for this IFB.**

Question 4:

4. Are there any sensitive or specialty equipment areas that may impact the scope of work for this IFB (for example: data/server rooms, medical/laboratory equipment, food service/kitchen areas, or other temperature or ventilation-critical spaces)? **Response 04/06/26: Yes. The temperature or ventilation-critical spaces on the first floor are: Protocol area (large copier machines), Data Server Room, and Electrical Room. The second-floor temperature or ventilation-critical spaces are: the Data Server Room (HR) and Kitchen.**

Please note: Follow up/Clarifications and Concerns responses dated 04/06/26 must be submitted to the Guam Legislature attention Procurement Office via email to procurement@guamlegislature.go no later than 5:00 pm, Tuesday, April 14, 2026.

Joann G. Camacho
Executive Director

Please Print
Acknowledgement of copy (email to GL)
Received by: _____
Date: _____
Company Name: _____



EQUIPMENT SCHEDULE

NOTE: VERIFY POWER SUPPLY CHARACTERISTICS FROM ELECTRICAL DRAWINGS BEFORE ORDERING THE EQUIPMENT.

VAV DIFFUSER:

AHU#1			AHU#6A		
MARK	AREA SERVED	SCFM	MARK	AREA SERVED	SCFM
VAVD#1-1	1F-120 KITCHENETT	86	VAVD#6A-1	2F-216 OFFICE 1	150
VAVD#1-2	1F-123 MAIN CONF. RM.	319	VAVD#6A-2	2F-217 OFFICE 2	150
VAVD#1-3		319	VAVD#6A-3		150
VAVD#1-4	1F-124 LEGAL COUNSEL	62	VAVD#6A-4	2F-218 OFFICE 3	150
VAVD#1-5	1F-125 DEPUTY	63	VAVD#6A-5		150
VAVD#1-6	1F-126 2ND CONF. RM.	698	VAVD#6A-6		150
VAVD#1-7	1F-128 EXEC.	462	VAVD#6A-7	2F-219 OFFICE 4	150
VAVD#1-8	1F-129 RECORDS	113	VAVD#6A-8		150
VAVD#1-9		113	VAVD#6A-9	2F-220A W.	300
VAVD#1-10	1F-130 SGT AT ARM	144	VAVD#6A-10	2F-220B W.	300
VAVD#1-11	1F-131 MIS.	237	VAVD#6A-11	2F-220C W.	300
VAVD#1-12	1F-133 PROTOCOL	240	VAVD#6A-12	2F-220D W.	300
VAVD#1-13	1F-132 BREAK	240	AHU#6B		
SAR	1F-134 EQUIPMENT	200	MARK	AREA SERVED	SCFM
VAVD#1-14	1F-136 CONF HALLWAY	375	VAVD#6B-1	2F-221 OFFICE 1	150
VAVD#1-15		375	VAVD#6B-2	2F-223 OFFICE 2	140
VAVD#1-16	1F OPEN OFFICE 138	155	VAVD#6B-3		140
VAVD#1-17		155	VAVD#6B-4	2F-224 OFFICE 3	140
VAVD#1-18		155	VAVD#6B-5		140
VAVD#1-19		155	VAVD#6B-6	2F-231 OFFICE 4	130
VAVD#1-20		155	VAVD#6B-7		130
VAVD#1-21		155	VAVD#6B-8	2F-220A E.	300
VAVD#1-22		155	VAVD#6B-9		300
VAVD#1-23		155	VAVD#6B-10	2F-220B E.	300
VAVD#1-24	155	VAVD#6B-11	2F-220C E.	300	
VAVD#1-25	155	VAVD#6A-12	2F-220D E.	300	
AHU#2					
MARK	AREA SERVED	SCFM			
VAVD#2-1	1F-105 SPEAKER	200			
VAVD#2-2		200			
VAVD#2-3	1F-106 SPRK. CONF.	325			
VAVD#2-4		325			
VAVD#2-5	1F-107 SPRK. STAFF	275			
VAVD#2-6		275			
VAVD#2-7		300			
VAVD#2-8	1F-108 SPRK. RECEP., 110 STO. 139 SPRK. HALLWAY	300			
VAVD#2-9		300			

LEGEND & SYMBOLS

	3-WAY MOTORIZED VALVE	A/C	AIR CONDITIONING	OAD	OUTSIDE AIR DUCT
	CBF	AAV	AUTOMATIC AIR VENT	OAG	OUTSIDE AIR GRILLE
	EAD	ACD	A/C CONDENSATE DRAIN	PACC	PACKAGED AIR COOLED CHILLER
	EG	AHU	AIR HANDLING UNIT	QTY	QUANTITY
	F.C.	AMPS	AMPERES	RA	RETURN AIR
		BTUH	BRITISH THERMAL UNIT PER HOUR	RAD	RETURN AIR DUCT
	RAD	CFM	CUBIC FEET PER MINUTE	RLA	RATED LOAD AMPERES
		CKT.	CIRCUIT	RPM	REVOLUTIONS PER MINUTE
	SA	CONT.	CONTINUATION	SCD	SUPPLY CEILING DIFFUSER
	SAD	DL	DOOR LOUVER	SD	SMOKE DETECTOR
	SCD	DU	DOOR UNDERCUT	SMACNA	SHEET METAL AND AIR
	SWR	DCV	DEMAND CONTROL VENTILATION		CONDITIONING CONTRACTOR'S
		DDC	DIRECT DIGITAL CONTROL		NATIONAL ASSOCIATION, INC
		EFF	EFFICIENCY	SPS	STATIC PRESSURE SENSOR
		ELEC.	ELECTRICAL	SST	STAINLESS STEEL
		ENT.	ENTERING	TEMP.	TEMPERATURE
		ESP	EXTERNAL STATIC PRESSURE	TG	TRANSFER GRILLE
		F	FAHRENHEIT	TYP.	TYPICAL
		FSD	FIRE SMOKE DAMPER	VAV	VARIABLE AIR VOLUME
		FLA	FULL LOAD AMPERES	VFD	VARIABLE FREQUENCY DRIVE
		GPM	GALLON PER MINUTE	VD	VOLUME DAMPER
		HP	HORSEPOWER		
		IN.	INCH		
		LVG.	LEAVING		
		MVD	MOTORIZED VOLUME DAMPER		
		NO.	NUMBER		
		OA	OUTSIDE AIR		
	VAV				
	FSD				
	MVD				

EXPANSION TANK :

MARK	LOCATION	CAPACITY (GALLONS)	DIAMETER (IN)	LENGTH (IN)	CONSTRUCTION TYPE	REMARKS
ET	MECHANICAL YARD	50	16.25	69	STAINLESS STEEL	"BELL & GOSSETT" MO.D-100 OR APPROVED EQUAL

EXHAUST FAN :

MARK	AREA SERVED	AIR FLOW (CFM)	STATIC PRESSURE (IN. WG.)	TYPE	POWER SUPPLY CHARACTERISTICS				MANUFACTURER & MODEL NO.
					WATTS	VOLTS	PHASE	HERTZ	
CBF#1	WOMEN 121/MEN 122	100	0.25	CABINET TYPE, INLINE FAN	51	227	1	60	"GREENHECK" MODEL CSP-A110 OR APPROVED EQUAL
CBF#2	WOMEN 117/MEN 118/MEN 205/WOMEN 206	300	0.25	CABINET TYPE, INLINE FAN	144	227	1	60	"GREENHECK" MODEL CSP-A390 OR APPROVED EQUAL
CBF#3	PROTOCOL 131	155	0.25	CABINET TYPE, INLINE FAN	100	227	1	60	"GREENHECK" MODEL CSP-A190 OR APPROVED EQUAL
CBF#4	JANITOR 112b	50	0.25	CABINET TYPE, INLINE FAN	51	227	1	60	"GREENHECK" MODEL CSP-A110 OR APPROVED EQUAL
CBF#5	WOMEN 209/MEN 210	100	0.25	CABINET TYPE, INLINE FAN	51	227	1	60	"GREENHECK" MODEL CSP-A110 OR APPROVED EQUAL
CBF#6	RECYCLE 111	100	0.25	CABINET TYPE, INLINE FAN	51	227	1	60	"GREENHECK" MODEL CSP-A110 OR APPROVED EQUAL
CBF#7	STORAGE #4	100	0.25	CABINET TYPE, INLINE FAN	51	227	1	60	"GREENHECK" MODEL CSP-A110 OR APPROVED EQUAL
CEF#1	TOILET 137	55	0.25	CEILING MOUNTED, DIRECT DRIVE	54	227	1	60	"GREENHECK" MODEL SP-B80 OR APPROVED EQUAL

NOTE: ALL MECHANICAL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF ASHRAE STANDARD 90.1-2007

AIR HANDLING UNITS (AHU):

MARK	AREA SERVED	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	ESP INCH W.G.	COOLING LOAD, BTUH		AIR TEMP. ENT. COIL, °F		CHILLED WATER TEMP.			MOTOR HP	POWER SUPPLY CHARACTERISTICS			MERV FILTER	MANUFACTURER & MODEL NO.
					TOTAL	SENSIBLE	DB	WB	GPM	ENTERING °F	LEAVING °F		VOLTS	PHASE	HERTZ		
					XLOAD	EER	kw/ton	IPLV									
AHU#1	OFFICES AT GROUND FLOOR	5,600	1,025	1.2	183,300	118,700	78	85	30	42	54	5.0	480	3	60	MERV - 13	"CARRIER" MODEL 40RMS24 WITH VFD OR APPROVED EQUAL
AHU#2	SPEAKER OFFICE AND STAFF	2,500	350	1.5	66,600	45,200	78	85	12	42	54	3.0	480	3	60		"CARRIER" MODEL 40RMS08 WITH VFD OR APPROVED EQUAL
AHU#3	SESSION HALL	5,600	1,180	1.2	183,500	108,600	78	88	36	42	54	5.0	480	3	60		"CARRIER" MODEL 40RMS24 OR APPROVED EQUAL
AHU#4	COUNCIL CHAMBER	3,789	810	1.2	111,000	78,300	78	88	22	42	54	3.0	480	3	60		"CARRIER" MODEL 40RUSA12 OR APPROVED EQUAL
AHU#5	LOBBY AND HALLWAY	7,500	2,479	1.5	310,900	159,500	79	72	88	42	54	5.0	480	3	60		"CARRIER" MODEL 39LAD15 OR APPROVED EQUAL
AHU#6A	OFFICES AT SECOND FLOOR (WEST SIDE)	2,370	285	1.5	63,300	50,600	78	63	12	42	54	3.0	480	3	60		"CARRIER" MODEL 40RUSA08 WITH VFD OR APPROVED EQUAL
AHU#6B	OFFICES AT SECOND FLOOR (EAST SIDE)	2,320	315	1.5	63,600	47,000	78	64	27	42	54	3.0	480	3	60	"CARRIER" MODEL 40RUSA08 WITH VFD OR APPROVED EQUAL	

PACKAGED AIR-COOLED CHILLER (PACC):

MARK	COOLING CAPACITY (TONS)	CHILLER DATA				AIR ENTERING CONDENSER TEMP. (°F)	CONDENSER FAN MOTOR, (FLA)	COMPRESSOR POWER INPUT, (RLA)	PARTIAL LOAD PERFORMANCE DATA				REFRI-GERANT	REFRI-GERANT CHARGE (LB/TON)	HYDRONIC PUMP HP	CHWS GPM & HEAD	CHWP EFFICIENCY	RPM	ELECTRICAL CHARACTERISTICS			MANUFACTURER & MODEL NO.										
		WATER FLOW (GPM)	ENT. WATER TEMP. (°F)	LVG. WATER TEMP. (°F)	PRESSURE DROP (FT)				XLOAD	EER	kw/ton	IPLV							VOLTS	PHASE	HERTZ											
PACC	82	196.8	54	42	13.3	95	7.8 X 4 EA.	115.5 X 2 EA. 89.1 X 2 EA.	100	9.6	1.25	15.1	R410A	1.875	5 X 2 EA. (ONE STAND-BY)	196.8 GPM @ 50 FT. HEAD	70%	1750	480	3	60	"DAIKIN/MCQUAY" MODEL AG21000 OR APPROVED EQUAL										
									75	13.1	0.915																					



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PROJECT TITLE
REHABILITATION AND RECONSTRUCTION OF THE
GUAM LEGISLATURE

DRAWING TITLE
A/C & VENTILATION EQUIPMENT SCHEDULE,
LEGEND AND ABBREVIATIONS

DATE	ISSUE / REVISIONS

FILE NAME:
DRAWN BY: VSEP
DESIGNED BY: NVS
CHECK BY: CGV
DATE: MARCH 13, 2015



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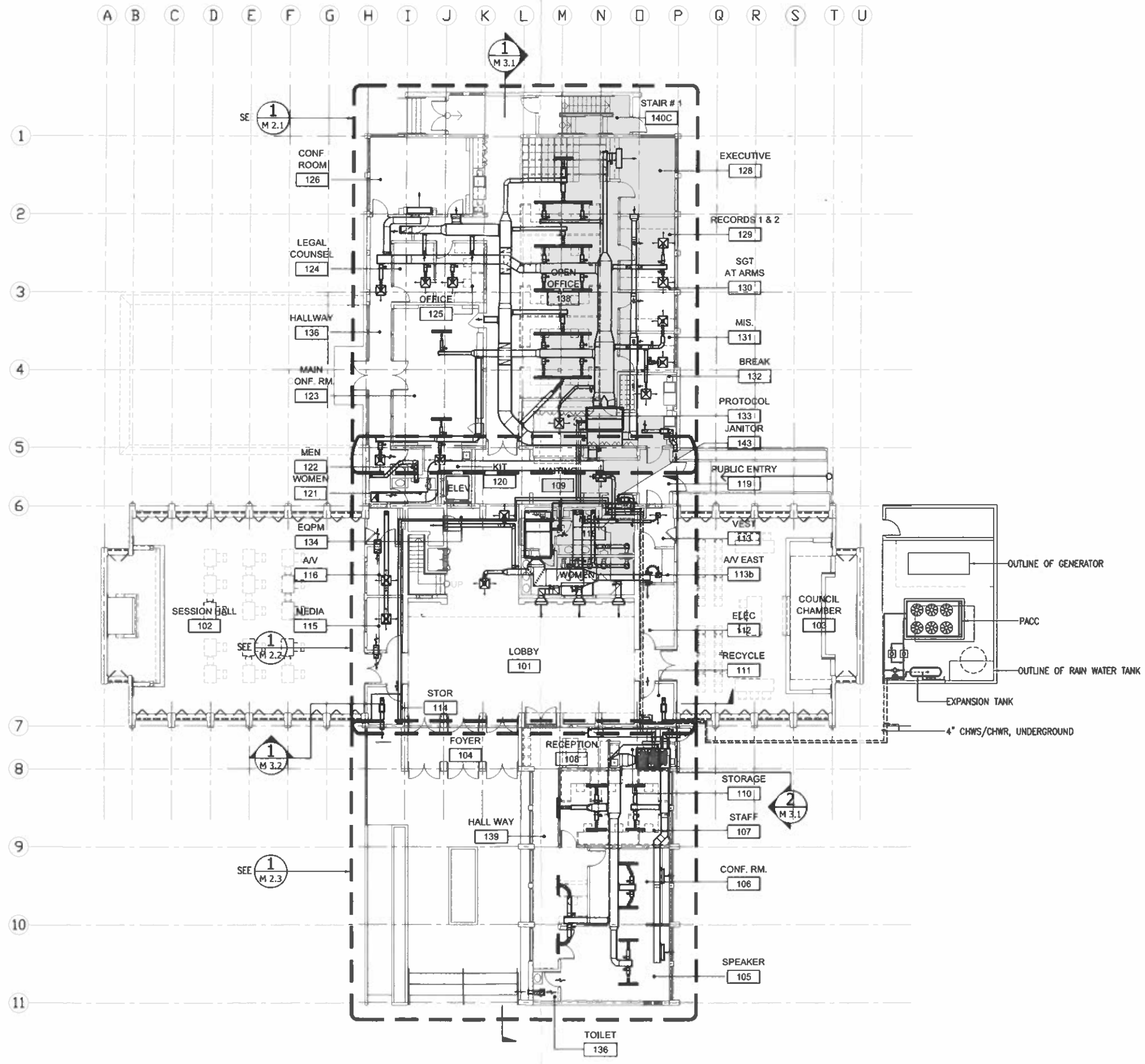
PROJECT TITLE
**REHABILITATION AND RECONSTRUCTION OF THE
GUAM LEGISLATURE**

DRAWING TITLE
GROUND FLOOR A/C AND VENTILATION PLAN

ISSUE / REVISIONS	DATE	ISSUE / REVISIONS	DATE
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FILE NAME:
DRAWN BY: VSEP
DESIGNED BY: NVS
CHECK BY: CGV
DATE: MARCH 13, 2015

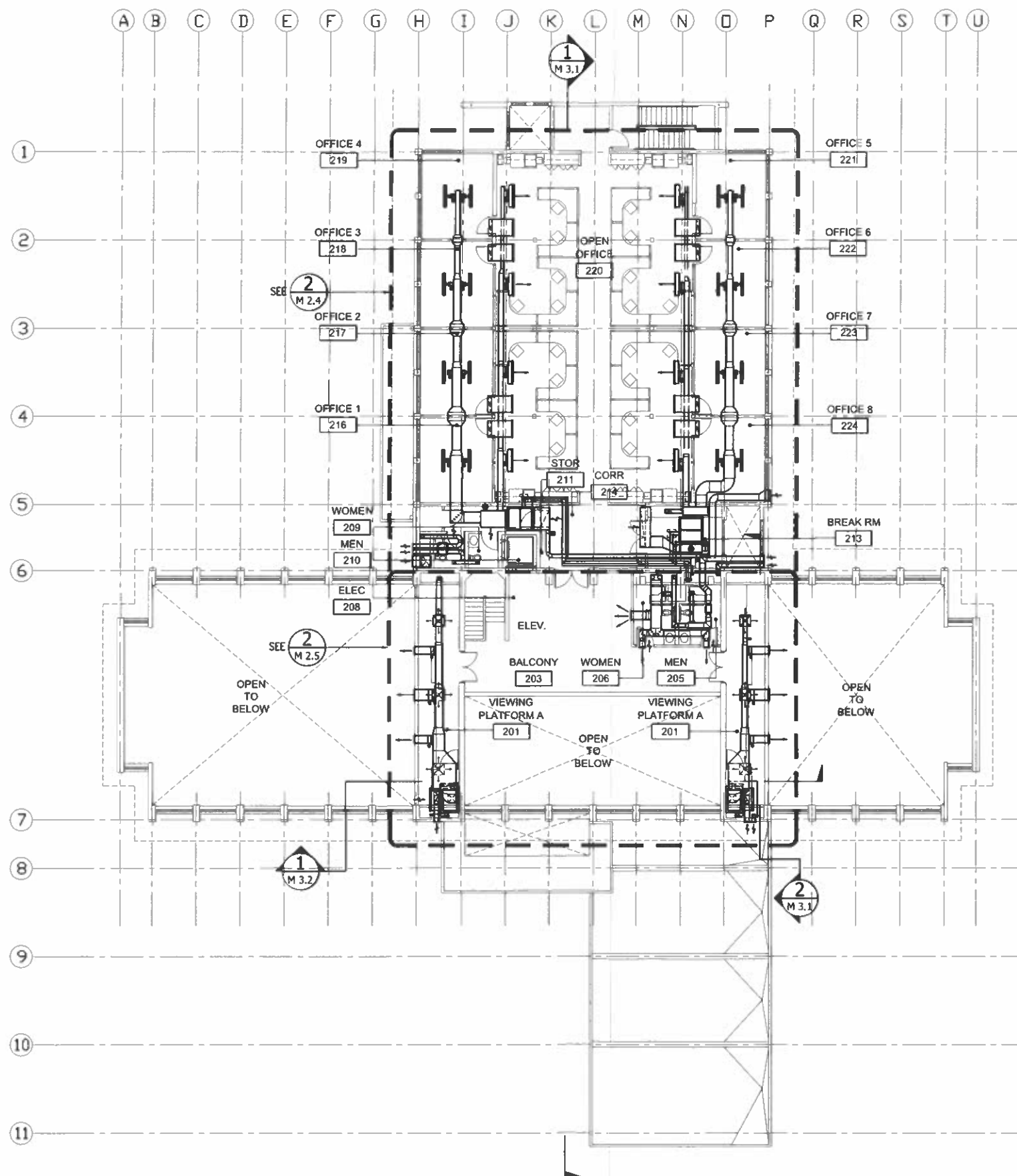
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SHEET OF



1 GROUND FLOOR A/C AND VENTILATION PLAN
M 1.1 SCALE: 3/32" = 1'-0"
0' 2' 5' 10' 15' 20'
SCALE: 1/32" = 1'-0"



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1 SECOND FLOOR A/C AND VENTILATION PLAN
M 1.2
SCALE: 3/32" = 1'-0"
0 2' 5' 10' 15' 20'
SCALE: 1/32" = 1'-0"
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PROJECT TITLE
**REHABILITATION AND RECONSTRUCTION OF THE
GUAM LEGISLATURE**

DRAWING TITLE
SECOND FLOOR A/C AND VENTILATION PLAN

ISSUE / REVISIONS	DATE	ISSUE / REVISIONS	DATE
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DESIGNED BY: NVS
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DATE: MARCH 13, 2015
DRAWING NUMBER: **M 1.2**
SHEET OF



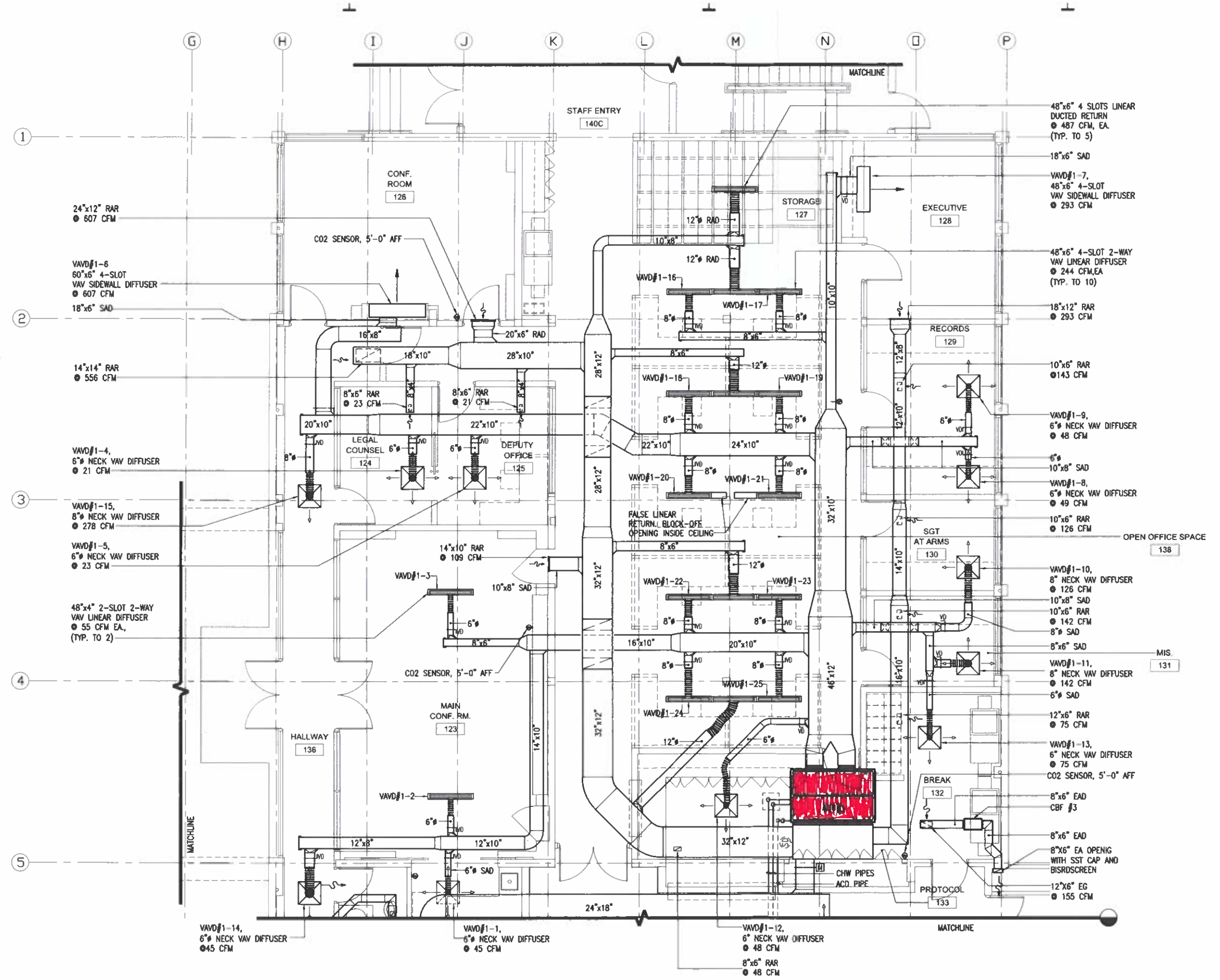
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PROJECT TITLE: REHABILITATION AND RECONSTRUCTION OF THE GUAM LEGISLATURE
DRAWING TITLE: GROUND FLOOR A/C AND VENTILATION ENLARGED PLAN (NORTH WING)

DATE	ISSUE / REVISIONS

DATE	ISSUE / REVISIONS

FILE NAME: _____
DRAWN BY: VSEP
DESIGNED BY: NVS
CHECK BY: CGV
DATE: MARCH 13, 2015
DRAWING NUMBER: **M 2.1**
SHEET: _____ OF _____



1 GROUND FLOOR A/C AND VENTILATION ENLARGED PLAN (NORTH WING)

M 2.1 SCALE: 1/4" = 1'-0"
0 1' 2' 4' 6' 8'
SCALE: 1/4" = 1'-0"

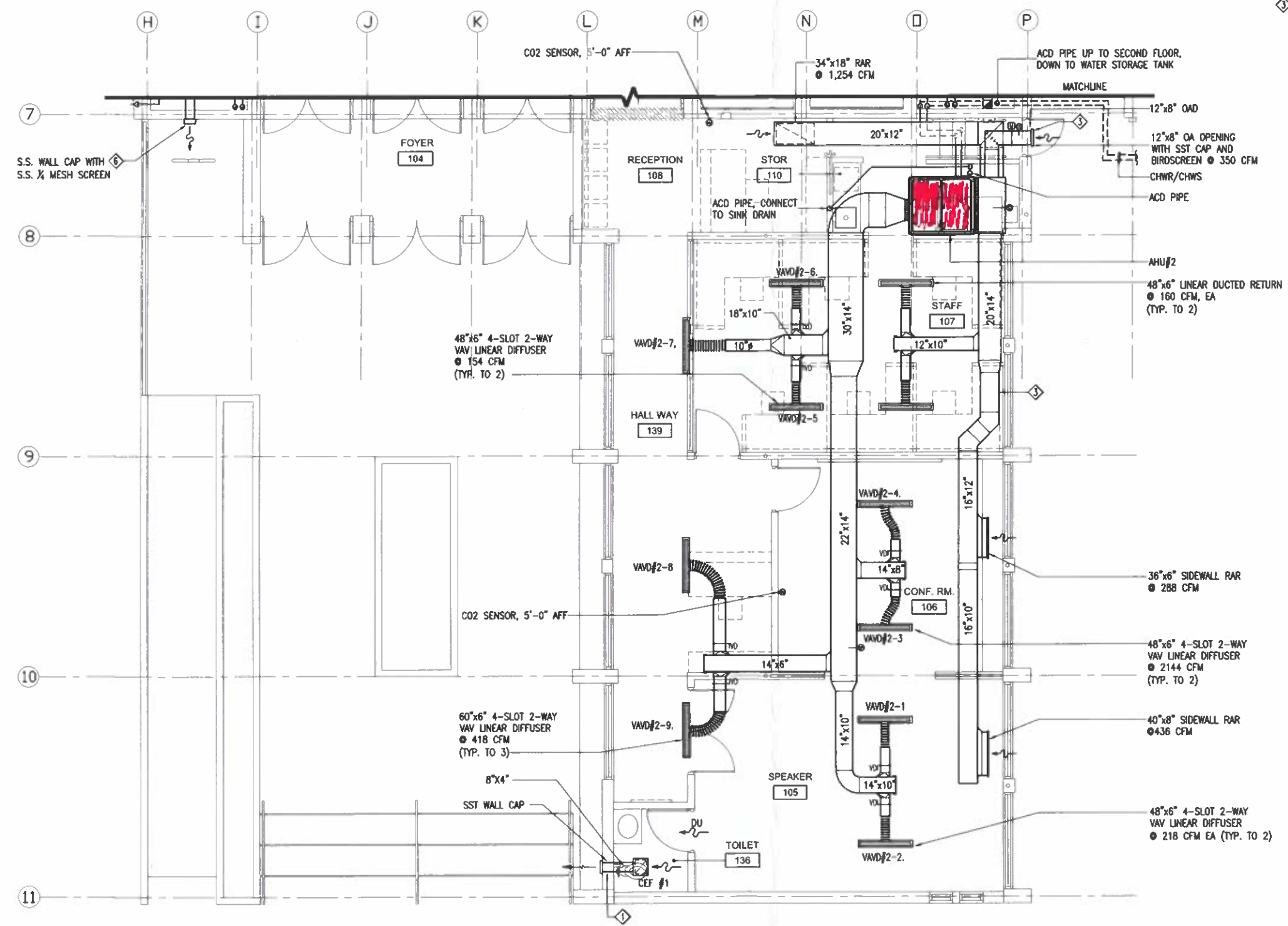




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KEYED NOTES:

- ◆ SEE DRAWING 2/A5.1 FOR ELEVATION.
- ◆ SEE DRAWING 3/A5.1 FOR ELEVATION.
- ◆ SEE DRAWING 1/A5.1 FOR ELEVATION.



1 GROUND FLOOR A/C AND VENTILATION ENLARGED PLAN (SOUTH WING)

M 2.3 SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT TITLE
**REHABILITATION AND RECONSTRUCTION OF THE
GUAM LEGISLATURE**

DRAWING TITLE:
**GROUND FLOOR A/C AND VENTILATION ENLARGED PLAN
(SOUTH WING)**

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FILE NAME:

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DESIGNED BY: NVS

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DATE: MARCH 13, 2015

DRAWING NUMBER: **M 2.3**

SHEET OF



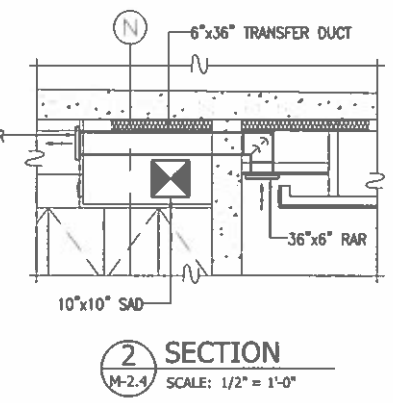
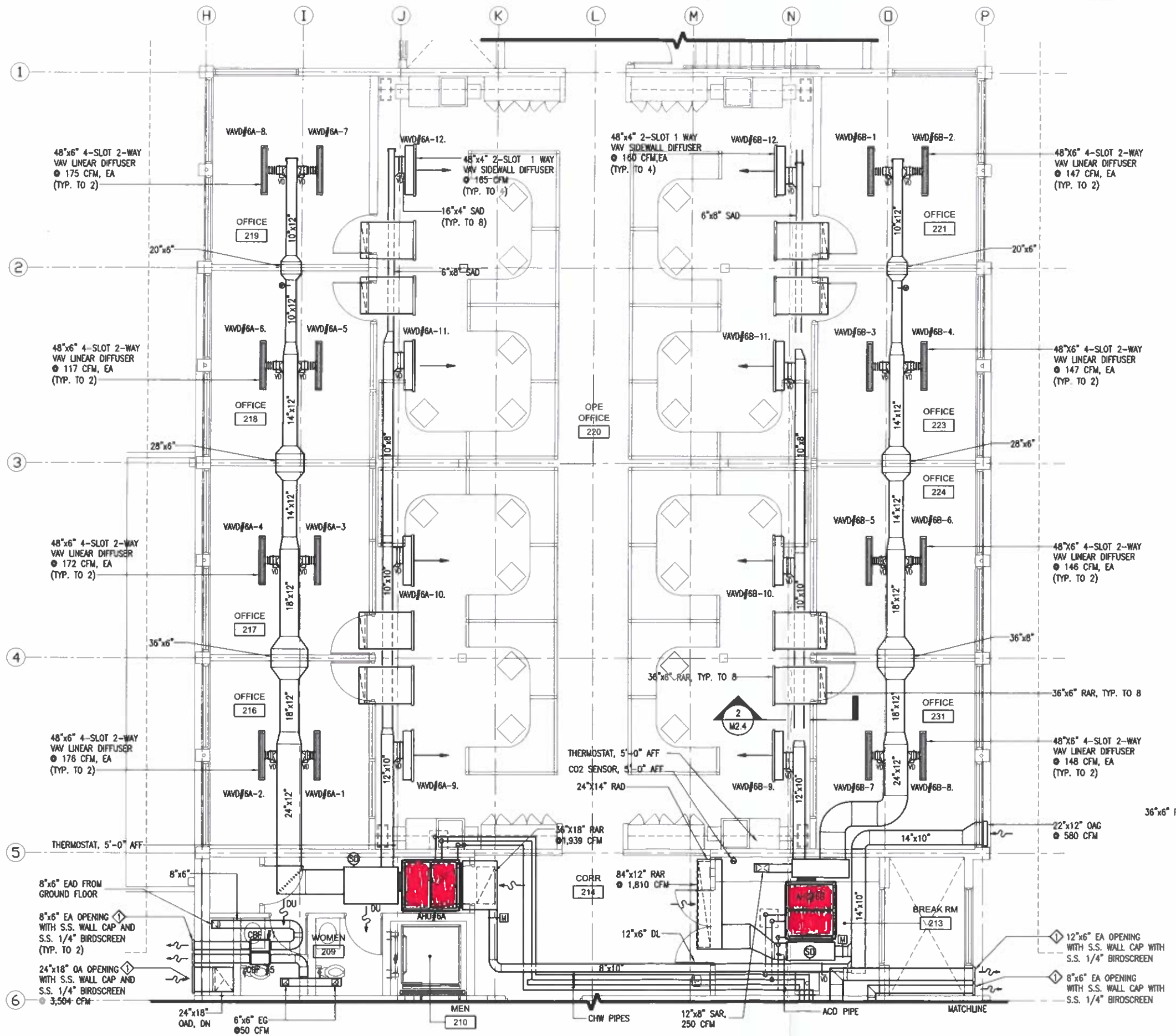
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PROJECT TITLE: REHABILITATION AND RECONSTRUCTION OF THE GUAM LEGISLATURE
DRAWING TITLE: SECOND FLOOR A/C & VENTILATION ENLARGED PLAN (NORTH WING)

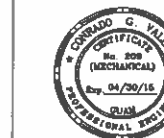
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DRAWN BY: NVS
DESIGNED BY: CGV
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DATE: MARCH 13, 2015
DRAWING NUMBER: M 2.4
SHEET: 01

KEYED NOTES:
SEE DRAWING 2/AS.1 FOR ELEVATION.



1 SECOND FLOOR A/C AND VENTILATION ENLARGED PLAN (NORTH WING)
SCALE: 1/4" = 1'-0"
SCALE: 1/8" = 1'-0"



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PROJECT TITLE
REHABILITATION AND RECONSTRUCTION OF THE GUAM LEGISLATURE

DRAWING TITLE
SECOND FLOOR A/C AND VENTILATION ENLARGED PLAN (LOBBY & HALLWAY)

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DRAWN BY: VSEP

DESIGNED BY: NVS

CHECK BY: CGV

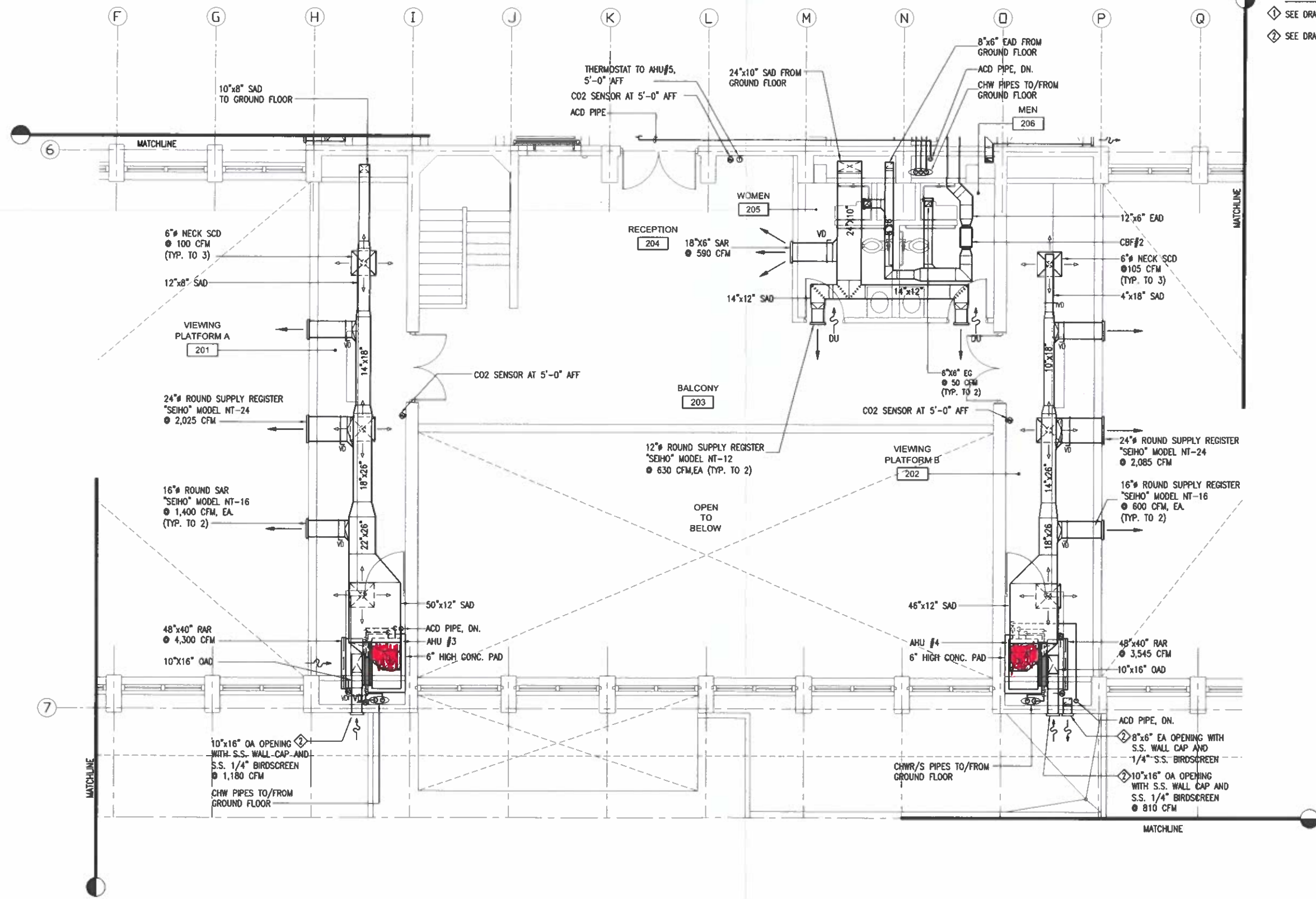
DATE: MARCH 13, 2015

DRAWING NUMBER
M 2.5

SHEET OF

KEYED NOTES:

- ① SEE DRAWING 1/AS.1 FOR ELEVATION.
- ② SEE DRAWING 3/AS.1 FOR ELEVATION.



1 SECOND FLOOR A/C AND VENTILATION ENLARGED PLAN (LOBBY & HALLWAY)

M 2.5 SCALE: 1/4" = 1'-0"

0 1' 2' 4' 6' 8'

SCALE: 1/4" = 1'-0"

