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BEFORE THE GUAM PUBLIC UTILITIES COMMISSION

IN THE MATTER OF:

GWA DOCKET NO. 25-09

**REQUEST BY THE GUAM
WATERWORKS AUTHORITY TO
APPROVE THE DESIGN-BUILD
CONTRACT FOR UPPER TUMON
WAREHOUSE RENOVATION**

**PETITION TO APPROVE THE
DESIGN-BUILD CONTRACT FOR
UPPER TUMON WAREHOUSE
RENOVATION WITH CANTON
CONSTRUCTION CORPORATION**

The GUAM WATERWORKS AUTHORITY ("GWA"), by and through its counsel of record, THERESA G. ROJAS, hereby files its Petition seeking PUC approval to enter into a Design-Build contract with Canton Construction Corporation for GWA's Upper Tumon Warehouse Renovation project.

I. BACKGROUND

On April 25, 2024, the Guam PUC approved GWA's petition to issue a competitive procurement for the design and build of improvements to GWA's Upper Tumon Campus. The project divides improvements into two phases. Phase I is for improvements to GWA's Upper Tumon Warehouse and GWA's Meter Testing Facility, and Phase II is for the design, repair, and remodeling of GWA's Customer Service Center and for the purchase and installation of laboratory equipment replacements.

Phase I was estimated to cost Three Million, One Hundred Sixty-Seven Thousand, Five Hundred Dollars (\$3,167,500) while Phase II was estimated to cost Five Million, Eighty

GWA Docket 25-09

PUC Review: Petition to Approve the Design Build Contract for Upper Tumon Warehouse Renovation with Canton Construction Corporation

Thousand, Nine Hundred dollars (\$5,080,900.00) with a total design and construction cost estimate of Eight Million, Two Hundred Forty-Eight Thousand, Four Hundred dollars (\$8,248,400.00). In May 2025, the Consolidated Commission on Utilities (“CCU”), through Resolution 38-FY2025, authorized GWA to proceed with a competitive procurement specifically for its Upper Tumon Warehouse Renovation project as part of Phase I.¹ The project bid included needed repairs to the warehouse roofing, siding, exterior metal stairs, metal roll-up doors, the warehouse ground floor, and the second-floor mezzanine offices. Other electrical and mechanical works and de-rusting and coating of the warehouse structural frame were also included in the bid scope. An additional, or “additive” optional bid, to provide a temporary warehouse to relocate GWA personnel and existing inventory from the existing warehouse was also included in the bid.

Ten bids were picked up by interested bidders, but only three competitive bids were submitted before the bid deadline. After a thorough evaluation of the competitive bids submitted, Canton Construction Corporation was identified as the lowest responsive and responsible bidder, presenting a bid amount of One Million, Five Hundred Fifty-Four Thousand, Five Hundred Forty dollars (\$1,554,540.00), and an Additive Bid² of Four Hundred Forty Thousand Dollars (\$440,000.00) for a cumulative bid total of One Million Nine Hundred Ninety-Four Thousand Five Hundred and Forty Dollars (\$1,994,540.00).

II. REQUEST FOR APPROVAL

GWA now desires to award its Design-Build contract for its Upper Tumon Warehouse Renovation (IFB-01-ENG-2025) to Canton Construction Corporation for a total bid award of

¹ The Meter Testing Facility Repair has been completed using internally funded CIP and is no longer included in this phase

² All interested bidders included additive bids with their base bid submissions.

1 One Million, Nine Hundred Ninety-Four Thousand, Five Hundred and Forty Dollars
2 (\$1,994,540.00), together with a ten percent (10%) contingency of One Hundred Ninety-Nine
3 Thousand Four Hundred Fifty-Four Dollars (\$199,454.00), for a total approved funding amount
4 of no less than Two Million, One Hundred Ninety-Three Thousand, Nine Hundred Ninety-Four,
5 dollars (\$2,193,994.00).
6

7 The existing Upper Tumon Warehouse was originally constructed in 1993 to store and
8 manage the inventory of equipment and spare parts needed for immediate repairs to maintain
9 GWA's water and wastewater assets in good working condition. Over the course of more than 30
10 years, the warehouse has deteriorated due to normal wear and tear and Guam's tropical weather
11 conditions. As a result, the metal roofing, gutters, roll-up doors, z-purlins, and other structural
12 portions of the warehouse require refurbishment and replacement. In addition, in May 2023,
13 Typhoon Mawar caused extensive damage to the existing warehouse roof, offices, and storage
14 areas. Since then, only temporary measures have been put in place to keep the warehouse space
15 dry and secure as best possible.
16
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18 The rehabilitation and improvement to GWA's Upper Tumon Warehouse is essential and
19 critical for the proper storage and protection of inventory and GWA's employees and visitors.

20 The source of funding for the Upper Tumon Warehouse renovation and improvements are
21 to come from FEMA public assistance program monies, bond funds, and any insurance claim
22 monies that can be applied. FEMA performed an inspection of the damage to the warehouse
23 following Typhoon Mawar and has already confirmed to pay \$631,247.44 of the total project
24 costs. See **Exhibit A**.
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1 In support of this Petition, the CCU approved GWA Resolution No. 38-FY2025.
2 Resolution No. 38-FY2025 and all its referenced exhibits are attached hereto as **Exhibit B** and
3 are incorporated by reference as if fully set forth herein.

4 **III. CONCLUSION**

5 Based on the foregoing, GWA requests the PUC's approval for the award to
6 Canton Construction for IFB-01-ENG-2025, GWA's Upper Tumon warehouse renovation, for a
7 total funding amount of Two Million One Hundred Ninety-Three Thousand Nine Hundred
8 Ninety-Four Dollars (\$2,193,994.00), as it is reasonable, prudent, and necessary.
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10 **RESPECTFULLY SUBMITTED** this 5th day of September 2025.

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13 By: _____/s/_____
14 **THERESA G. ROJAS**
15 GWA Legal Counsel
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DESIGN-BUILD OF UPPER TUMON WAREHOUSE RENOVATION								
GWA Project No. 42102, IFB NO. IFB-01-ENG-2025								
Base Bid								
Pay Item	Description (Addendum No. 2)			CANTON CONSTRUCTION		FEMA SHARE		
		Qty.	Unit	Unit Price	Extended Amount	Qty.	Unit	Extended Amount
1.0 General Requirements					\$ 135,000.00			\$ 46,575.00
1.1	Mobilization/Demobilization	1	LS	\$ 60,000.00	\$ 60,000.00	0.345	LS	\$ 20,700.00
1.2	Bonding Fee and Insurance	1	LS	\$ 30,000.00	\$ 30,000.00	0.345	LS	\$ 10,350.00
1.3	Permit Application Fee	1	LS	\$ 15,000.00	\$ 15,000.00	0.345	LS	\$ 5,175.00
1.4	Professional Engineer Services	1	LS	\$ 30,000.00	\$ 30,000.00	0.345	LS	\$ 10,350.00
2.0 Warehouse Roofing					\$ 452,500.00			\$ 215,900.00
2.1	Remove and replace existing 18-gauge Butlerib Roofing including Insulation	14,400	SF	\$ 25.00	\$ 360,000.00	7,200	SF	\$ 180,000.00
2.2	Remove and replace roof ridge cover (same width as existing)	180	LF	\$ 55.00	\$ 9,900.00	180	LF	\$ 9,900.00
2.3	Remove and replace transversal roof metal flashing (same width as existing)	160	LF	\$ 55.00	\$ 8,800.00	160	LF	\$ 8,800.00
2.4	Remove and replace metal gutter (same dimension as existing)	360	LF	\$ 55.00	\$ 19,800.00	240	LF	\$ 13,200.00
2.5	Remove and replace rusted roof Z purlins located near the gutter	360	LF	\$ 50.00	\$ 18,000.00	80	LF	\$ 4,000.00
2.6	Supplly and install additional new roof Z purlins for wind load protection as recommended by he professional Strcutural Engineer	720	LF	\$ 50.00	\$ 36,000.00	-	LF	\$ -
3.0 Warehouse Siding					\$ 501,000.00			\$ 43,350.00
3.1	Remove and replace existing 18-gauge Butlerib Siding including Insulation	15,600	SF	\$ 28.00	\$ 436,800.00	1,350	SF	\$ 37,800.00
3.2	Remove and replace corner siding metal flashings (same width as existing)	120	LF	\$ 40.00	\$ 4,800.00	120	LF	\$ 4,800.00
3.3	Remove and replace 1 topmost Z and 2 bottommost Z girts	1080	LF	\$ 30.00	\$ 32,400.00	-	LF	\$ -
3.4	Remove and replace metal downspout	300	LF	\$ 30.00	\$ 9,000.00	-	LF	\$ -
3.5	Remove and replace corner flashing	120	LF	\$ 30.00	\$ 3,600.00	25	LF	\$ 750.00
3.6	Supply and install new base angle and base trim	480	LF	\$ 30.00	\$ 14,400.00	-	LF	\$ -
4.0 Exterior Metal Stair					\$ 44,500.00			\$ -
4.1	Demolish existing exterior stair including overhead roofing	1	LS	\$ 10,000.00	\$ 10,000.00	-	LS	\$ -
4.2	Install new extrior stair, with compliant railing at new location, complete with roof cover and supports	1	LS	\$ 30,000.00	\$ 30,000.00	-	LS	\$ -
4.3	Provide 3'Lx2'Wx4'H concrete landing	1	LS	\$ 1,500.00	\$ 1,500.00	-	LS	\$ -
4.4	Painting of new extrior metal stair	1	LS	\$ 3,000.00	\$ 3,000.00	-	LS	\$ -
5.0 Metal Door/Roll-up Doors/Ventilation					\$ 109,000.00			\$ 40,000.00
5.1	Demolish existing metal door (for existing exterior stair)	1	EA	\$ 5,000.00	\$ 5,000.00	-	EA	\$ -
5.2	Supply and install exterior hollow metal door, including hardware (for new exterior metal stair)	1	EA	\$ 2,000.00	\$ 2,000.00	-	EA	\$ -
5.3	Remove and replace the existing 12' wide x 15' high motor-operated roll-up door, including guides, jamb frames, and canopy supports	1	EA	\$ 20,000.00	\$ 20,000.00	1	EA	\$ 20,000.00
5.4	Remove and replace the existing 12' wide x 13' high motor-operated roll-up door, including guides, jamb frames, and canopy supports	2	EA	\$ 20,000.00	\$ 40,000.00	1	EA	\$ 20,000.00
5.5	Supply and install aluminum louver (size to be determined by Professional Mechanical Engineer)	4	EA	\$ 8,000.00	\$ 32,000.00	-	EA	\$ -
5.6	Supply and install Electric Explosion Proof Shutter Mounted Exhaust Fan (3,600 CGM min - assumed)	4	EA	\$ 2,500.00	\$ 10,000.00	-	EA	\$ -
6.0 Ground Floor and Mezzanine Office					\$ 180,540.00			\$ 107,116.00
6.1	Remove and replace acoustic ceiling tiles (24"x48" and 24"x24') including aluminum grid framing	2,970	SF	\$ 8.00	\$ 23,760.00	2,970	SF	\$ 23,760.00
6.2	Remove and replace existing 5/8" gypsum board wall with sound insulation, metal studs, top and bottom rails, and painting	8,736	SF	\$ 12.00	\$ 104,832.00	3,968	SF	\$ 47,616.00
6.3	Remove and replace 3'-0"x6'-8" single swing wooden door complete with jamb, hardware, and painting	12	EA	\$ 2,000.00	\$ 24,000.00	11	EA	\$ 22,000.00
6.4	Remove and replace 6'-0"x6'-8" double swing wooden door complete with jamb, hardware, and painting	1	EA	\$ 3,500.00	\$ 3,500.00	1	EA	\$ 3,500.00
6.5	Remove and replace 3'-8"x4'-0" glass window with wooden frame, painted	10	EA	\$ 1,000.00	\$ 10,000.00	-	EA	\$ -
6.6	Remove and replace 3'-8"x12'-0" glass window with wooden frame, painted	1	EA	\$ 2,400.00	\$ 2,400.00	-	EA	\$ -
6.7	Remove mezzanine floor vinyl flooring and replace with 18"x18"x3/8" ceramic tiles	1,506	SF	\$ 8.00	\$ 12,048.00	1,280	SF	\$ 10,240.00
7.0 Electrical and Mechanical Works					\$ 117,000.00			\$ 84,000.00

7.1	Remove 24"x48" recessed ceiling lighting fixtures per sheet E-1 and replace with 24"x48" recessed ceiling lighting fixture, energy efficient lamp and ballast per sheet E-4	42	EA	\$ 750.00	\$ 31,500.00	16	EA	\$ 12,000.00
7.2	Remove 24"x24" recessed ceiling lighting fixtures per sheet E-1 and replace with 24"x24" recessed ceiling lighting fixture, energy efficient lamp and ballast per sheet E-4	6	EA	\$ 500.00	\$ 3,000.00	4	EA	\$ 2,000.00
7.3	Install 2 series of 8'-0" long fluorescent lighting fixture, energy efficient lamp and ballast supported by hangers per sheet E-4	10	EA	\$ 500.00	\$ 5,000.00	-	EA	\$ -
7.4	Remove series of 8'-0" long fluorescent lighting fixture per sheet E-1 and replace with energy efficient lamp and ballast per sheet E-4	85	EA	\$ 500.00	\$ 42,500.00	70	EA	\$ 35,000.00
7.5	Remove and replace exterior LED lighting fixtures and conductors per sheet E-7	3	EA	\$ 1,000.00	\$ 3,000.00	3	EA	\$ 3,000.00
7.6	Remove and replace exterior LED flood lights and conductors per sheet E-7	2	EA	\$ 1,000.00	\$ 2,000.00	2	EA	\$ 2,000.00
7.7	Supply and install air conditioning units at the ground and mezzanine floor offices complete with electrical wirings, capacities to be determined by the Professional Mechanical Engineer.	1	LS	\$ 30,000.00	\$ 30,000.00	1	LS	\$ 30,000.00
8.0 De-rusting and Coating of Structural Framing					\$ 15,000.00			\$ -
8.1	De-rusting of existing structural frame and application of rust protection	1	LS	\$ 15,000.00	\$ 15,000.00	-	LS	\$ -
TOTAL BASE BID (ITEMS 1.1 THROUGH 8.1)					\$ 1,554,540.00			\$ 536,941.00
*** Construction Management Services for Design-Build of Upper Tumon Warehouse Renovation		1	LS	\$ 273,352.00	\$ 273,352.00	0.345	LS	\$ 94,306.44
GRAND TOTAL INCLUDING CM SERVICES					\$ 1,827,892.00			\$ 631,247.44
Additive Bid (Optional)								
1.0 Temporary Warehouse Housing								
1.1	Provide a warehouse for the temporary relocation of the current personnel and inventory in the existing warehouse that meets the following minimum requirements:	1	LS	\$ 200,000.00	\$ 200,000.00	-	LS	\$ -
	a. Warehouse interior area = 6000 sf.							
	b. Airconditioned office space inside the warehouse for 5 personnel complete with telephone and internet access, lighting, outlets for electrical devices, lockable office doors (tables and chairs by GWA)							
	c. Bathroom							
	d. With at least 2 roll-up doors with minimum width of 15'							
	e. Enough space for off-loading 40-ft containers.							
	f. Adequate interior lighting for daily and standby operations							
	g. Fencing around the warehouse with lockable gates							
	h. Adequate exterior lighting							
2.0 Warehouse Extension								
2.1	Construct a warehouse extension (20'x80') at eastern side of existing warehouse complete and operational including but not limited to civil works including water and sewer service connections, structural, mechanical including sprinkler system and air-conditioning systems, plumbing, electrical, CCTV and telecommunications per drawings layout on sheet C-12	1	LS	\$ 240,000.00	\$ 240,000.00	-	LS	\$ -
TOTAL ADDITIVE BID (ITEMS 1.1 THROUGH 2.1)					\$ 440,000.00			\$ -
TOTAL BASE BID + ADDITIVE BID					\$ 1,994,540.00			\$ 536,941.00



GWA RESOLUTION NO. 38-FY2025

**RELATIVE TO APPROVAL OF DESIGN-BUILD CONTRACT FOR
UPPER TUMON WAREHOUSE RENOVATION**

WHEREAS, under 12 G.C.A. § 14105, the Consolidated Commission on Utilities (“CCU”) has plenary authority over financial, contractual, and policy matters relative to the Guam Waterworks Authority (“GWA”); and

WHEREAS, the Guam Waterworks Authority (“GWA”) is a Guam Public Corporation established and existing under the laws of Guam; and

WHEREAS, in February 2024, the CCU approved Resolution 10-FY2024 (see Exhibit A) authorizing GWA to issue a competitive procurement bid for the Design-Build of Upper Tumon Campus Improvement, Phase 1, and approved Three Million One Hundred Sixty-Seven Thousand Five Hundred Dollars (\$3,167,500.00) of available bond funds.

WHEREAS, the Design-Build of Upper Tumon Campus Improvement, Phase 1 includes Upper Tumon Warehouse Renovation and Meter Testing Facility Repair; and

WHEREAS, the Meter Testing Facility Repair has been completed using Internally Funded CIP (IFCIP); and

WHEREAS, GWA issued a competitive procurement bid (IFB-01-ENG-2025) for the Design-Build of Upper Tumon Warehouse Renovation; and

WHEREAS, Invitation for Bids (IFB-01-ENG-2025) packages were picked up by ten (10) interested parties, from which GWA received a total of three (3) bid proposals by the bid proposal deadline on March 18, 2025 (Exhibit B – Abstract of Bids); and

//

1 **WHEREAS**, the initial review of the bid submitted by the lowest bidder, Canton
2 Construction Corporation (CCC), was determined to be missing some documents and some items
3 needing clarification; and
4

5 **WHEREAS**, in March and April 2025, GWA requested additional information and
6 sought clarification from CCC on the location of Temporary Warehouse (Additive Bid Item 1),
7 and by April 14, 2025, CCC complied by submitting necessary documents, clarifying staffing
8 plans and identifying the proposed location for Temporary Warehouse; and
9

10
11 **WHEREAS**, after further evaluation of the additional documents submitted and
12 clarifications provided, it was concluded that Canton Construction Corporation, who submitted
13 the lowest Base Bid proposal (Exhibit C – bid proposal-Bid Schedule) of One Million Five
14 Hundred Fifty-Four Thousand Five Hundred Forty Dollars (\$1,554,540.00) plus an Additive Bid
15 of Four Hundred Forty Thousand Dollars (\$440,000.00) for a Total Bid of One Million Nine
16 Hundred Ninety-Four Thousand Five Hundred and Forty Dollars (\$1,994,540.00) as the lowest
17 responsive and responsible bidder having met all the bid requirements set forth by GWA; and
18

19 **WHEREAS**, GWA Management is seeking CCU approval to enter into contract with
20 Canton Construction Corporation for IFB-01-ENG-2025 in the amount of One Million Nine
21 Hundred Ninety-Four Thousand Five Hundred Forty Dollars (\$1,994,540.00), along with a ten
22 percent (10%) contingency of One Hundred Ninety-Nine Thousand Four Hundred Fifty-Four
23 Dollars (\$199,454.00), bringing the total funding amount to Two Million One Hundred Ninety-
24 Three Thousand Nine Hundred Ninety-Four Dollars (\$2,193,994.00); and
25

26 **WHEREAS**, GWA Management further seeks CCU approval to petition the Public
27 Utilities Commission (“PUC”) for the approval of the contract given this project meets the
28 Contract Review Protocol requirements for the use of bond funds; and
29

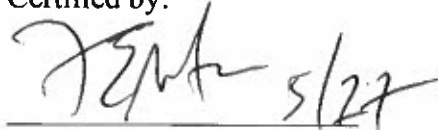
30 **NOW BE IT THEREFORE RESOLVED**, the Consolidated Commission on Utilities
31 does hereby approve the following:

1. The recitals set forth above hereby constitute the findings of the CCU.
2. The CCU hereby authorizes GWA Management to accept the bid from Canton Construction Corporation attached hereto as Exhibit C, and which is also incorporated into this Resolution in its entirety.
3. The CCU hereby authorizes GWA Management to enter into a contract with Canton Construction Corporation in the amount of One Million Nine Hundred Ninety-Four Thousand Five Hundred Forty Dollars (\$1,994,540.00).
4. The CCU hereby approves the funding total of One Million Nine Hundred Ninety-Four Thousand Five Hundred Forty Dollars (\$1,994,540.00), along with a ten percent (10%) contingency of One Hundred Ninety-Nine Thousand Four Hundred Fifty-Four Dollars (\$199,454.00), bringing the total authorized funding amount to Two Million One Hundred Ninety-Three Thousand Nine Hundred Ninety-Four Dollars (\$2,193,994.00).
5. The CCU hereby approves the use of Bond funds, funding from FEMA Public Assistance Program or GWA Property Insurance Claims for the project.
6. The CCU hereby further approves GWA Management to petition the PUC for approval to enter into contract with Canton Construction Corporation for the Upper Tumon Warehouse Renovation project.

RESOLVED, that the Chairman certified, and the Board Secretary attests to the adoption of this Resolution.

DULY AND REGULARLY ADOPTED, this 27th day of May 2025.

Certified by:



FRANCIS E. SANTOS

Chairperson

Attested by:



MELVIN F. DUENAS

Secretary

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2
3 **SECRETARY'S CERTIFICATE**

4 I, **MELVIN F. DUENAS**, Board Secretary of the Consolidated Commission on
5 Utilities as evidenced by my signature above do hereby certify as follows:

6 The foregoing is a full, true and accurate copy of the resolution duly adopted at a
7 regular meeting by the members of the Guam Consolidated Commission on Utilities,
8 duly and legally held at a place properly noticed and advertised at which meeting a
9 quorum was present and the members who were present voted as follows:

10 AYES:

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11 NAYS:

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12 ABSENT:

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13 ABSTAIN:

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CONSOLIDATED COMMISSION ON UTILITIES
Guam Power Authority | Guam Waterworks Authority
P.O. Box 2977 Hagatna, Guam 96932 | (671)649-3002 | guamccu.org

GWA RESOLUTION NO. 10-FY2024

**RELATIVE TO REQUESTING APPROVAL TO PROCURE DESIGN-BUILD OF GWA
UPPER TUMON CAMPUS IMPROVEMENTS**

WHEREAS, under 12 G.C.A. § 14105, the Consolidated Commission on Utilities ("CCU") has plenary authority over financial, contractual, and policy matters relative to the Guam Waterworks Authority ("GWA"); and

WHEREAS, the Guam Waterworks Authority ("GWA") is a Guam Public Corporation established and existing under the laws of Guam; and

WHEREAS, GWA will be utilizing the Design-Build project delivery method for the GWA Upper Tumon Campus Improvements project to make necessary repairs, rehabilitation and renovations of the Customer Service Center, Compliance Laboratory, Warehouse and Meter Testing Facility; and

WHEREAS, the GWA Upper Tumon Campus Improvements project will be implemented in two phases: Phase I (Warehouse Rehabilitation and Meter Testing Facility Repair) and Phase II (Customer Service Center Renovation and Laboratory Equipment Replacement); and

WHEREAS, the existing Upper Tumon Warehouse was originally constructed in 1993 to store and manage the inventory of equipment and spare parts needed for immediate repairs to maintain the water and wastewater assets in good working condition; and.

WHEREAS, the normal wear in Guam's tropical conditions over the span of 30 years contributed to deterioration of metal roofing, gutters, z-purlins and other structural members of the warehouse resulting in rain water leaking through the damaged roof. In addition, Typhoon Mawar caused further extensive damage to the warehouse and the adjacent Meter Testing

1 Facility in May 2023, damaging the existing roof, offices, some stored parts and equipment (see
2 Exhibits A and B); and

3
4 **WHEREAS**, the extensive damage to Upper Tumon Warehouse and Meter Testing
5 Facility have affected the integrity of stored materials and the safety for occupants of both
6 buildings. GWA staff at the Upper Tumon Warehouse and the Asset Management office on the
7 second floor of Meter Testing Facility have been temporarily relocated to the Upper Tumon
8 Customer Service Center or the GBN Public Service Building in Mangilao; and

9
10 **WHEREAS**, the rehabilitation of the Upper Tumon Warehouse and the repair of Meter
11 Testing Facility are necessary and urgent to make the facility safe for GWA employees and
12 visitors, and to properly protect and maintain the inventory of spare parts while in storage; and

13
14 **WHEREAS**, in Resolution No. 2009-16 (Exhibit C), the CCU directed GPA and GWA
15 to explore opportunities for the Upper Tumon Customer Service Center wherein services
16 provided to customers may be improved by combining resources of the two utilities; and

17
18 **WHEREAS**, the renovation of existing Customer Service Center, currently housing both
19 GWA and GPA customer service, is necessary to improve general comfort and convenience for
20 customers and staff, and to meet current requirements of the building code, fire/safety code, and
21 other relevant codes and standards; and

22
23 **WHEREAS**, the GWA Compliance Laboratory facility has three (3) laboratories served
24 by a special laboratory ventilation and exhaust systems, components of which are beyond their
25 useful life or no longer meet current standards; and

26
27 **WHEREAS**, based on a condition report prepared by an engineering firm (see Exhibit
28 D), a replacement of the existing ventilation equipment with new Dedicated Outside Air Units
29 (DOAUs) is necessary to meet acceptable indoor air quality requirements per national standards
30 and ensure continued operation of the laboratory; and

31 //

1 **WHEREAS**, the recommended Scope of Work includes design analysis, environmental
2 clearance technical support, detailed engineering drawings, specifications, all regulatory
3 approval and permits, and construction including labor, tools, equipment and materials; and
4

5 **WHEREAS**, GWA management seeks CCU approval to procure a competitive design-
6 build contract among experienced and qualified companies for the Design-Build of Upper
7 Tumon Campus Improvements Phase I (Upper Tumon Warehouse Rehabilitation and Meter
8 Testing Facility Repair) and Phase II (Customer Service Center Renovation and Laboratory
9 Equipment Replacement); and
10

11 **WHEREAS**, funding in the amount of Three Million One Hundred Sixty-Seven
12 Thousand Five Hundred Dollars (\$3,167,500.00) for Phase I and Five Million Eighty Thousand
13 Nine Hundred Dollars (\$5,080,900.00) for Phase II, for a total funding amount to Eight Million
14 Two Hundred Forty-Eight Thousand Four Hundred Dollars (\$8,248,400.00), is available
15 through GWA bonds funds, Internally Funded Capital Improvement Project (revenue) funding,
16 GWA Property Insurance Claims and reimbursement through FEMA Public Assistance Program
17 funding as applicable; and
18

19 **WHEREAS**, GWA management further seeks CCU authorization to submit a petition to
20 the PUC for approval under the PUC contract review protocol.
21

22 **NOW BE IT THEREFORE RESOLVED**; the Consolidated Commission on Utilities
23 does hereby approve the following:

- 24 1. The recitals set forth above hereby constitute the findings of the CCU.
- 25 2. The CCU finds that solicitation of bids for Design-Build of GWA Upper
26 Tumon Campus Improvements is necessary to ensure public safety, equipment
27 protection, continued operations and improve customer service (Exhibits A, B,
28 and D).
- 29 3. The CCU hereby authorizes the amount for Design-Build of GWA Upper
30 Tumon Campus Improvements Phase I (Warehouse Rehabilitation and Meter
31 Testing Facility Repair) and Phase II (Customer Service Center Renovation

and Laboratory Equipment Replacement) of Eight Million Two Hundred Forty-Eight Thousand Four Hundred Dollars (\$8,248,400.00).

4. The CCU hereby further authorizes the management of GWA to fund the Design-Build project delivery of GWA Upper Tumon Campus Improvements through GWA bonds funds, Internally Funded Capital Improvement Project (revenue) funding, FEMA Public Assistance Program, GWA Property Insurance Claims as applicable and other appropriate funding sources.
5. The CCU hereby further authorizes GWA management to petition the PUC for approval of the procurement of Design-Build of GWA Upper Tumon Campus Improvements.

RESOLVED, that the Chairman certified, and the Board Secretary attests to the adoption of this Resolution.

DULY AND REGULARLY ADOPTED, this 27th day of February 2024.

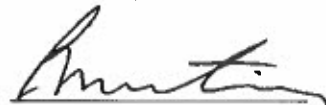
Certified by:



JOSEPH T. DUENAS

Chairperson

Attested by:



PEDRO ROY MARTINEZ

Secretary

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SECRETARY'S CERTIFICATE

I, Pedro Roy Martinez, Board Secretary of the Consolidated Commission on Utilities as evidenced by my signature above do hereby certify as follows:

The foregoing is a full, true, and accurate copy of the resolution duly adopted at a regular meeting by the members of the Guam Consolidated Commission on Utilities, duly and legally held at a place properly noticed and advertised at which meeting a quorum was present and the members who were present voted as follows:

AYES:

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NAYS:

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ABSENT:

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ABSTAIN:

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GUAM WATERWORKS AUTHORITY ABSTRACT OF BIDS																				
Project Name: Upper Tumon Warehouse Renovation Project Project Number: 42102		IFB NO.: IFB-01-ENG-2025		Bid Opening Date: March 18, 2025 Bid Opening Time: 2:00 PM																
Bidders Name	Section A-5 Bid Bond	CERTIFICATIONS													BASE BID					
		Bidder Qualification Form	Bid Proposal & Bid Schedule	Affidavit Regarding Non-Collusion	Certification Regarding Non-FCO	Certification Regarding Non-Segregated Facilities	Sex Offender Certification	Declaration w/ US DOJ Compliance	Affidavit Regarding Ownership and Interest	Affidavit Regarding Gratuities or Kickbacks	Affidavit Regarding ethical Standards	Affidavit Regarding contingent Fees	Special Instruction to Bidders	Proof of licensure to Perform Work	Financial Statements	Proof of Status As Veteran	Addendum No. 1	Addendum No. 2	Addendum No. 3	
1. Curton Construction 1:10pm	FIRST NET IN SURETY 15% OF BID AMOUNT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	\$1,554,540.00
2. IAN Corporation 1:31 PM	SAFE CO INS. CO. AMERICA 15% OF BID AMOUNT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	\$2,680,224.00
3. Eastern Pacific Engineering Construction 1:35 PM	SAFE CO INS. CO. AMERICA 15% OF BID AMOUNT	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	\$3,883,372.00
4.																				\$2,793,600.00
5.																				\$1,952,400.00
6.																				\$3,152,010.00
7.																				TOTAL
GWA ESTIMATE	\$3,030,000.00																			

Bids Opened and Read by:	Tabulated By:	GWA Procurement Representative:
(Name and Signature)	(Name and Signature)	(Name and Signature)
ERNESTO VILLARIN	HAYASHI, DIANA	ANA AGUILAR

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BID SCHEDULE

Interested Bidders must complete Table A. All blanks in the tables must be filled out.

Definitions:

LS = lump sum

SF = square feet

LF = linear feet

EA = each

BASE BID

Item No.	Description	Qty	Unit	Unit Price	Extended Amount
1.0	General Requirements				
1.1	Mobilization/Demobilization	1	LS	\$ 60000	\$ 60000
1.2	Bonding Fee & Insurance	1	LS	\$ 30000	\$ 30000
1.3	Permit Application Fee	1	LS	\$ 15000	\$ 15000
1.4	Professional Engineer Services	1	LS	\$ 30000	\$ 30000
2.0	Warehouse Roofing				
2.1	Remove and replace existing 18-gauge Butlerib Roofing including Insulation	14,400	SF	\$ 25	\$ 360000
2.2	Remove and replace roof ridge cover (same width as existing)	180	LF	\$ 55	\$ 9900
2.3	Remove and replace transversal roof metal flashing (same width as existing)	160	LF	\$ 55	\$ 8800
2.4	Remove and replace metal gutter (same dimensions as existing)	360	LF	\$ 55	\$ 19800
2.5	Remove and replace rusted roof Z purlins located near the gutter	360	LF	\$ 50	\$ 18000
2.6	Supply and install additional new roof Z purlins for wind load protection as recommended by the Professional Structural Engineer	720	LF	\$ 50	\$ 36000
3.0	Warehouse Siding				
3.1	Remove and replace existing 18-gauge Butlerib Siding including Insulation	15,600	SF	\$ 28	\$ 436800

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Item No.	Description	Qty	Unit	Unit Price	Extended Amount
3.2	Remove and replace corner siding metal flashings (same width as existing)	120	LF	\$ 40	\$ 4800
3.3	Remove and replace 1 topmost Z and 2 bottommost Z girts	1,080	LF	\$ 30	\$ 32400
3.4	Remove and replace metal downspout	300	LF	\$ 30	\$ 9000
3.5	Remove and replace corner flashing	120	LF	\$ 30	\$ 3600
3.6	Supply and install new base angle and base trim	480	LF	\$ 30	\$ 14400
4.0	Exterior Metal Stair				
4.1	Demolish existing exterior stair including overhead roofing	1	LF	\$ 10000	\$ 10000
4.2	Install new exterior stair, with compliant railing at new location, complete with roof cover, and supports	1	LF	\$ 30000	\$ 30000
4.3	Provide 3'Lx2'Wx4"H concrete landing	1	LF	\$ 1500	\$ 1500
4.4	Painting of new exterior metal stair	1	LF	\$ 3000	\$ 3000
5.0	Metal Door/Roll-up Doors/Ventilation				
5.1	Demolish existing metal door (for existing exterior stair)	1	EA	\$ 5000	\$ 5000
5.2	Supply and Install Exterior Hollow Metal Door, including hardware (for new Exterior Metal Stair)	1	EA	\$ 2000	\$ 2000
5.3	Remove and replace the existing 12' wide x 15' high motor-operated roll-up door, including guides, jamb frames, and canopy supports	1	LF	\$ 20000	\$ 20000
5.4	Remove and replace the existing 12' wide x 13' high motor-operated roll-up door, including guides, jamb frames, and canopy supports	2	EA	\$ 20000	\$ 40000
5.5	Supply and install Aluminum Louver (size to be determined by Professional Mechanical Engineer)	4	EA	\$ 8000	\$ 32000

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Item No.	Description	Qty	Unit	Unit Price	Extended Amount
5.6	Supply and install Electric Explosion Proof Shutter Mounted Exhaust Fan (3,600 CFM min - assumed)	4	EA	\$ 2500	\$ 10000
6.0	Ground Floor and Mezzanine Office				
6.1	Remove and replace acoustic ceiling tiles (24"x48" and 24"x24") including aluminum grid framing	2,970	SF	\$ 8	\$ 23760
6.2	Remove and replace existing 5/8" gypsum board wall with sound insulation, metal studs, top and bottom rails, and painting	8,736	SF	\$ 12	\$ 104832
6.3	Remove and replace 3'-0"x6'-8" single swing wooden door complete with jamb, hardware, and painting	12	EA	\$ 2000	\$ 24000
6.4	Remove and replace 6'-0"x6'-8" double swing wooden door complete with jamb, hardware, and painting	1	EA	\$ 3500	\$ 3500
6.5	Remove and replace 3'-8"x4'-0" glass window with wooden frame, painted.	10	EA	\$ 1000	\$ 10000
6.6	Remove and replace 3'-8"x12'-0" glass window with wooden frame, painted.	1	EA	\$ 2400	\$ 2400
6.7	Remove Mezzanine floor vinyl flooring and replace with 18"x18"x3/8" ceramic tiles	1,506	SF	\$ 8	\$ 12048
7.0	Electrical and Mechanical Works				
7.1	Remove 24"x48" recessed ceiling lighting fixtures per sheet E-1 and replace with 24"x48" recessed ceiling lighting fixture, energy efficient lamp and ballast per sheet E-4.	42	EA	\$ 750	\$ 31500
7.2	Remove 24"x24" recessed ceiling lighting fixtures per sheet E-1 and replace with 24"x24" recessed ceiling lighting fixture, energy efficient lamp and ballast per sheet E-4.	6	EA	\$ 500	\$ 3000

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Item No.	Description	Qty	Unit	Unit Price	Extended Amount
7.3	Install 2 series of 8'-0" long fluorescent lighting fixture, energy efficient lamp and ballast supported by hangers per sheet E-4.	10	EA	\$ 500	\$ 5000
7.4	Remove series of 8'-0" long fluorescent lighting fixtures per sheet E-1 and replace with energy efficient lamp and ballast per sheet E-4.	85	EA	\$ 500	\$ 42500
7.5	Remove and replace exterior LED lighting fixtures and conductors per sheet E-7.	3	EA	\$ 1000	\$ 3000
7.6	Remove and replace exterior LED flood lights and conductors per sheet E-7.	2	EA	\$ 1000	\$ 2000
7.7	Supply and install air conditioning units at the ground and mezzanine floor offices complete with electrical wirings, capacities to be determined by the Professional Mechanical Engineers	1	LS	\$ 30000	\$ 30000
8.0	De-rusting and Coating of Structural Framing				
8.1	De-rusting of existing structural frame and application of rust protection.	1	LS	\$ 15000	\$ 15000
Total Base Bid					\$ 1,554,540
Write out total base bid amount in words below					
ONE MILLION FIVE HUNDRED FIFTY FOUR THOUSAND					
FIVE HUNDRED FORTY					

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ADDITIVE BID (OPTIONAL)

Item No.	Description	Qty	Unit	Unit Price	Extended Amount
1.0	Temporary Warehouse Housing				
1.1	Provide a warehouse for the temporary relocation of the current personnel and inventory in the existing warehouse the meets the following minimum requirements: a. Warehouse interior area = 6000 sf. b. Airconditioned office space inside the warehouse for 5 personnel complete with telephone and internet access, lighting, outlets for electrical devices, lockable office doors (tables and chairs by GWA). c. Bathroom d. With at least 2 roll-up doors with minimum width of 15'. e. Enough space for off-loading 40-ft. containers. f. Adequate interior lighting for daily and standby operations g. Fencing around the warehouse with lockable gates. h. Adequate exterior lighting.	1	LS	\$ 200,000	\$ 200,000
2.0	Warehouse Extension				
2.1	Construct a warehouse extension (20'x80') at eastern side of existing warehouse complete and operational including but not limited to civil works including water and sewer service connections, structural, mechanical including sprinkler system and air-conditioning system, plumbing, electrical, CCTV and telecommunication per drawing layout on Sheet C-12.	1	LS	\$ 240,000	\$ 240,000
Total Additive Bid					\$ 440,000
Write out total additive bid amount in words below					
FOUR HUNDRED FORTY THOUSAND					

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Total Base Bid plus Additive Bid	\$1,994,540
Write out total bid amount in words below	
ONE MILLION NINE HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED FORTY	

This Contract will be awarded to the lowest responsive and responsible bidder based on the total Base Bid Schedule. Determination of the lowest responsive and responsible bidder will be in accordance with the provisions of the Bid Documents.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents. Bidder also acknowledges that each unit price includes an amount considered by Bidder to be adequate to cover Bidder's overhead and profit for each separately identified item.

ARTICLE 6 - TIME OF COMPLETION

- 6.01 Bidder agrees that the furnishing of Goods and Special Services will conform to the schedule set forth in Article 5 of the Agreement.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 - ATTACHMENTS TO THIS BID

7.01 The following documents are attached to and made a condition of this Bid:

- A. Required Bid security in the form of 15% OF TOTAL BID AMOUNT
- B. List of Proposed Major Suppliers; LENSON, ISAKI BROTHERS, HAWAIIAN ROCK & DIRTLINE
- C. Required Bidder Qualification Statement with Supporting Data. ATTACHED

ARTICLE 8 - DEFINED TERMS

- 8.01 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.