



Judiciary of Guam

Administrative Office of the Courts
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DANIELLE T. ROSETE, ESQ.
ADMINISTRATOR OF THE COURTS

HON. ROBERT J. TORRES
CHIEF JUSTICE

HON. ALBERTO C. LAMORENA, III
PRESIDING JUDGE

December 31, 2024

MEMORANDUM:

To: All Prospective Offerors

From: Administrator of the Courts

Subject: **Amendment No. 3**
Re: RFP 25-01; ID/IQ – Architectural/Engineering and/or
Construction Mgt. Services

Below are responses to questions submitted to my office:

1. Would it be possible to separate the A/E services from the CM in this proposal? Liability standpoint that CM ideally should be contracted by Owner not under the Design team.

Response: Please see Section II of Exhibit B -Scope of Services.

2. Are there plans of the existing building available? Particularly the Basement, Courtroom and Judges Parking.

Response: As mentioned in the pre-proposal conference, the Judiciary does not have a complete as-built and/or plans for the Guam Judicial Center. The Judiciary will allow awarded offeror to review as-built and/or plans available.

3. Probation offices: Do you have any pictures?

Response: The building is currently wide open, no partitions. The plan is to construct enclosed offices and conference room(s). See attached photos.

4. May we request a copy of the Pre-proposal sign-in sheet?

Response: Attached is the pre-proposal sign in sheet as requested.

5. What as-builts, if any, of the facilities included in the scope of work will be made available to the winning bidder?

Response: See question 2 for response.

6. Will a Registered Communications Distribution Designer (RCDD) be required? This is a certified professional that has expertise in the design and implementation of telecommunications and data communications technology systems. This includes the design of SAC systems, as these professionals are trained in various aspects of ICT infrastructure, including security systems.

Response: The Judiciary will rely on awarded offeror to subcontract an RCDD if the project(s) requires it.

7. Please clarify the contractual relationship anticipated between the AE and the CM. The typical contractual relationships involves the Owner/Client having separate contracts with both the Architect and the Construction Manager. This means the Construction Manager is usually under contract directly with the Owner, not the Architect. However, the Construction Manager can work closely with the Architect in a Construction Manager as Adviser (CMa) role, but both the Architect and the Construction Manager act as advisers to the Owner and will need separate contracts with the Owner.

Response: See question no. 1 for response.

8. The professional qualifications mentioned in the criteria portion of the RFP appears vague as to the level of expertise required. The scope of work in the RFP will require specialty services related to access control and security planning, judiciary/courthouse design/planning, and detention/civic architecture design/planning in order to satisfactorily address the needs described in the RFP and the prebid conference. Will bidders with documented past projects similar to the RFP scope be given more weight than those with no experience?

Response: Yes.

9. Will the Uniform Building Code be required as listed in the RFP, or will the International Building Code 2009 be the required building code reference?

Response: Offerors will be required to comply with the prevailing building codes that applicable by Guam law.

10. Is the JOG Administration willing to extend the deadline for submission of bids to end of March 2025?

Response: No.

Please be reminded that this Amendment shall be acknowledged in your proposal. Failure to acknowledge this Amendment No. 3 may result in disqualification from this RFP.

Should you have any questions please contact the Procurement office at (671) 300-7994/475-3212/3175 or email at mantonio@guamcourts.gov and kperez@guamcourts.gov.

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DANIELLE T. ROSETE

cc: RFP File

Pre-Proposal
 December 19, 2024 – 9AM
 RFP 25-01
 LOCATION: AOC CONFERENCE ROOM

ATTENDANCE SHEET

	Name	Company Name	Contact #/ Email Address
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