

**AMENDMENT 2**

**Invitation For Bids (IFB)  
UOG IFB No. B26-12**

Date Issued: June 22, 2026

**“UOG FIRE ALARM SYSTEM REPAIR & REPLACEMENT”**

This is to notify all prospective offerors of the following amendment set forth below:

**1.1 DEADLINE FOR WRITTEN QUESTIONS/CLARIFICATIONS should read as follows:**

“The last day for UOG to accept WRITTEN QUESTIONS and/or CLARIFICATIONS is seven (7) business days BEFORE the bid submission deadline day, August 19, 2026.”

**1.2 DEADLINE FOR SUBMISSION of Bid Packages should read as follows: Friday, August 28, 2026, ON or BEFORE 2:00 P.M. Chamoru Standard Time, via link provided for electronic submission to Bid Share folder provided by UOG Procurement Office. One (1) original copy along with original bid security must be dropped off to Procurement Office before bid submission deadline.**

**1.3 Mandatory Site Visit: Tuesday, June 30, 2026 at 10:00 am**

- **Location: College of Natural Applied Sciences Building**

**1.4 Question and Answer Sheet 1 set forth as attached.**

All other terms and conditions remain the same.



Abigail Martin  
Comptroller

Please acknowledge receipt and return by email to [uog.bids@triton.uog.edu](mailto:uog.bids@triton.uog.edu):

Name of company: \_\_\_\_\_

\_\_\_\_\_  
Print Name/Signature/Date

T: +1 671.735.2925 F: +1 671.735.3010 W: [www.uog.edu](http://www.uog.edu) E: [uog.bids@triton.uog.edu](mailto:uog.bids@triton.uog.edu)

Mailing Address: 303 University Drive UOG Station Mangilao, Guam 96913

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## QUESTION & ANSWER SHEET NO.1

June 22, 2026

In response to the written "Questions" and/or 'Request for Clarifications' UOG received as of June 17, 2026 @ 1:00 pm from vendor: **G4S**

**Question 1: Request for Bid Submittal Extension (Urgent) we formally request a 60-day extension of the bid submission deadline from Monday, June 29, 2026, to Thursday, August 28, 2026.**

- **Justification: The IFB requires Lump Sum (LS) pricing for Fire Alarm Cabling, Conduit, and Raceway Installation across 13 highly varied campus buildings. To provide accurate, responsible pricing without inflating costs for unknown risks, our engineering team must conduct extensive site walks at all 13 locations (Appendices A-M) to verify existing conduit viability, panel placements, and wiring conditions. The current timeframe between the June 10 site visit and the submission deadline does not allow for a thorough physical assessment and subsequent engineering design of this magnitude. In the absence of As-Built drawings, when can an in-depth site visit be scheduled? Note, ALL areas will need to be accessible.**

**Answer: Extension granted. New Bid submission deadline will be Friday, August 28, 2026 on or before 2:00 pm. A Mandatory site visit will be scheduled for June 30, 2026 at 10:00 am at the College of Natural Applied Sciences building.**

- **Request for Existing As-Built Drawings Appendices A through D provide approximate device quantities, and Appendices E through M (Dorms 1-3, FMS, Annex A/B, MARC, RFK, and Science) do not provide any device counts whatsoever. Because it is physically impossible to accurately count every device in occupied dormitories and libraries during a brief site walk, will UOG provide the existing fire alarm As-Built drawings, in PDF format, for these buildings so bidders can quantify the exact number of devices required? Additionally, will the As-Built drawings will need to be provided in Auto CAD format to facilitate Shop Drawings to be submitted for the required permit. If As-Built drawings in PDF and AutoCAD are not available additional charges will apply for the services of an Engineer to create scaled drawings. Note, all PDF and Auto CAD drawings must be scaled. Drawings, handmade drawings, etc. that are not scaled are not sufficient.**

**Answer: UOG will provide scaled drawings of the buildings; however, the bidders should be responsible for verifying existing field conditions and quantities during site investigations and include all labor, materials, and equipment.**

**Question 2: Concealed Infrastructure and Cabling Section 6 states to "Utilize existing conduit and infrastructure where feasible". If existing concealed cabling is tested and found to be compromised, ground-faulted, or incompatible with the signaling requirements of the new addressable systems, will the necessary replacement of this wiring be treated as a billable change order per Section 12 (Exclusions), or must bidders assume the risk of replacing all existing wire in their Section 4.1 "Fire Alarm Cabling" Lump Sum price? PDF As-Built, provided by UOG, are required.**

**Answer: Change orders can be done.**

**Question 3: Existing Monitoring Infrastructure Compatibility Section 4 (General Scope of Services) requires the new systems to be "compatible with UOG's existing monitoring and life safety infrastructure". However, the bid**

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packet does not detail the current monitoring setup. Please provide specific details on the existing monitoring infrastructure (e.g., proprietary campus receiving equipment, third-party central station, required communication pathways such as radios, cellular communicators, or IP networks, etc.) so bidders can accurately select and price the necessary communication modules.

*Answer:* UOG currently has a contract with G4S Security Systems for fire alarm system monitoring. The awarded contractor shall ensure compatibility with this system. For the other vendors that aren't G4S, we have a few phoenix fire systems, and they've needed to install a "dialer" to call G4S monitoring whenever an alarm is triggered. The new fire alarm panel must be able to communicate and notify a designated number or personnel whenever an alarm is triggered.

Question 4: Definition of "Major" vs. "Minor" Infrastructure Work Section 12 (Exclusions) notes that "Major concealed infrastructure replacement" is excluded, but immediately follows by stating that "Minor patching, incidental wiring modifications, and work necessary for complete installation shall be included in the Contract". Because these terms are subjective, could the University provide a quantifiable threshold (e.g., a specific linear footage of conduit replacement, or square footage of drywall repair) that definitively separates a "minor" inclusion from a "major" exclusion? This will ensure all bidders carry the same baseline risk in their proposals.

*Answer:* Minor work can be considered small patching and repairs, conduit extensions, wiring modifications that do not necessarily require tear down of full walls or ceilings. Major work is defined as extensive demolition and reconstruction of the current infrastructure.

Question 5: Payment Milestones and Schedule of Values Section 15 (Payment Milestones) states that progress payments may include equipment delivery, installation completion, and system programming. To allow bidders to accurately project cash flow for the significant upfront equipment procurement required for 13 buildings, will UOG provide a defined percentage breakdown for these milestones? Alternatively, will the awarded contractor be permitted to submit a proposed Schedule of Values (SOV) for UOG approval prior to the Notice to Proceed?

*Answer:* The Contractor shall not be entitled to payment solely based upon elapsed time, partial performance, or material delivery without UOG verification and acceptance. Failure to complete work within approved schedules may result in withholding of payment, assessment of damages, or other contractual remedies. The Contractor shall provide a detailed, proposed schedule for upgrades over the life of the contract.

Question 6: Project Phasing and Contract Term Section 9 (Phasing, Scheduling, and Contract Term) indicates a 1-year base contract with four 1-year renewal options. Does UOG expect the complete replacement, testing, and commissioning of all 13 building fire alarm systems to be executed entirely within the 1-year based term? Or is the capital installation phased across the 5-year maximum term?

*Answer:* The intent is to complete the replacement, testing, and commissioning of all identified fire alarm systems as soon as possible, but within the year timeframe and the renewal terms were intended to be warranty extensions.

Question 7: DPW and GFD Permitting Fees Section 1 states that the Contractor shall furnish permits. Because Guam Department of Public Works (DPW) and Guam Fire Department (GFD) permit fees are significant and variable, should bidders include an estimated allowance for these specific government fees within their Total Bid Price, or will UOG reimburse the awarded contractor for the exact cost of the government permit fees outside of the base bid?

*Answer:* The awarded vendor must include all permit, inspection, and associated regulatory fees required for project completion in their bid price.

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**Question 8: Conflict in Specifications Exhibit A, Page 34 of 46, Item 4. GENERAL SCOPE OF SERVICES, states, in part, "The Contractor shall maintain existing fire alarm systems operational until replacement systems are fully installed, tested, inspected, and accepted by UOG." Is in direct conflict with Page 35 of 46, Item 6. INSTALLATION REQUIREMENTS, SECOND BULLET POINT WHICH STATES, "Utilize existing conduit and infrastructure where feasible;". Any requirement to keep existing fire systems operational mandate the need for scaled As-Built drawings as bidders will need to budget complete, new conduit systems and cables to comply with fire codes. Please clarify intent.**

**Answer: There is no direct intent for conflict in the two statements. “The Contractor shall maintain existing fire alarm systems operational until replacement systems are fully installed, tested, inspected, and accepted by UOG.” is to minimize the shutdown of the fire alarm system. If the system must be shutdown to utilize the existing conduit, the following statement applies “Shutdowns or impairments shall be minimized and coordinated in advance with UOG Facilities Management Services. Temporary outages shall require approved fire watch and temporary protective measures in accordance with NFPA requirements.”**