



AMENDMENT 2

**Invitation for Bid (IFB)
UOG IFB No. B23-07**

“TITLE INSURANCE”

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

1.1 Question and Answer Sheet 1

All other terms and conditions remain the same.

Comptroller

Please acknowledge receipt and return by email to uog.bids@triton.uog.edu:

Name of company: _____

Print Name/Signature/Date

QUESTION & ANSWER SHEET NO. 1
July 17, 2023

In response to the written "Questions" and/or 'Request for Clarifications' UOG received as of July 12, 2023 @ 12:10pm from vendor: Security Title

Question 1: Will a copy of our business license be sufficient to qualify under the local procurement preference?

Answer: **Yes. As long as you are licensed to conduct business on Guam, you will be eligible for Local Procurement Preference.**

Reference: B23-07 IFB Packet-Page 6, No 19. LOCAL PROCUREMENT PREFERENCE: "All procurement of supplies and services shall be made from among businesses licensed to do business on Guam in accordance with Guam Code Annotated Title 5 Chapter 5 Section 5008 and Section 3.9.14.5, UOG Procurement Regulation."

Question 2: Will a self certification of our status as a 100% Women owned Small Business be sufficient to qualify under the SBA/WOB preference?

Answer: **No. Your business will need to be certified by the U.S. Small Business Administration.**

Reference B23-07 IFB Packet-Page 7, No.22, Part 5: "The business concern is certified as a Women-Owned Small business (WOSB) or an Economically Disadvantaged Women-Owned Small Business (EDWOSB) by the U.S. Small Business Administration"

Question 3: E&O Policy. We comply with underwriter requirements and industry standard of \$1 million, not \$3 million. Can this be amended?

Answer: **No. As listed under Other Requirements.**

Reference: B23-07 IFB Packet-Page 32 BID SPECIFICATIONS OR EQUIVALENT- Other Requirements "The Title Insurer must have errors and omission insurance in an amount of \$3 million per occurrence.

Question 4: Is Date Down endorsement necessary for each disbursement? We issue the ALTA 33-06 for each incremental disbursement

Answer: **Yes. Date Down Endorsement is a condition of the loan.**

Reference: B23-07 IFB Packet-Page 32, Scope of Work: "As a condition of the loan, the University needs to provide an ATLA Lender's title policy for the two properties in an amount of not less than \$21.7 Million and is to include the following policy endorsements:

- **Mechanic Lien Endorsement**

- *Foundation Endorsement*
- *Date Down Endorsement*
- *Disbursement Endorsement*

Question 5: Attachment D Bid Security, please confirm this is NOT required as the box was not checked on the Instructions to Bidders form.

Answer: *No. A Bid Security is not required for this bid. No. 12 was not checked, indicating no Bid Security was required.*

Reference: B23-07 IFB Packet-Page 9 Attachment A GENERAL TERMS AND CONDITIONS FOR THE INVITATION FOR BIDS - No. 12 "() (Required if checked) BID SECURITY REQUIREMENT"

Question 6: Attachment I (shown as Attachment J on the Instructions to Bidder) Declaration re compliance with US DOL Wages. Not all of our employees make \$16.20 per hour, however we comply with all Guam and CNMI wage and benefit requirements. The person handling this file does meet the requirement, but not ALL employees. Does this disqualify us?

Answer: *A contractor shall pay such employee(s) in accordance with the Wage Determination for Guam and the Northern Mariana Islands issued and promulgated by the U.S. Department of Labor.*

Reference: B23-07 IFB Packet-Page 19 "§ 5801. Wage Determination Established. In such cases where the government of Guam enters into contractual arrangements with a sole proprietorship, a partnership or a corporation ("contractor") for the provision of a service to the government of Guam, and in such cases where the contractor employs a person(s) whose purpose, in whole or in part, is the direct delivery of service contracted by the government of Guam, then the contractor shall pay such employee(s) in accordance with the Wage Determination for Guam and the Northern Mariana Islands issued and promulgated by the U.S. Department of Labor for such labor as is employed in the direct delivery of contract deliverables to the government of Guam.