



EXECUTIVE OFFICE OF  
THE GOVERNOR OF GUAM

**REQUEST FOR INFORMATION  
NON-CONGREGATE SHELTER FOR HOMELESSNESS  
GOV-RFI-21-01**

**Published on Thursday, April 8, 2021**

**1.0 OBJECTIVES**

The Office of the Governor of Guam (Governor's Office) is soliciting information from interested vendors or parties to obtain a non-congregate shelter to provide temporary housing to persons experiencing homelessness as a result of COVID-19 and other infectious disease outbreaks. The Governor's Office has established a committee which will draft specifications that will form the basis for an Information for Bid (IFB) for the shelter. The committee will use information received as result of this Request for Information to assist in developing required specifications and in cost estimation.

Any information submitted in response to this RFI will be considered during the development of the IFB. Any response to this RFI does not guarantee that the information offered will be integrated into the IFB, nor shall it prohibit any vendor from receiving or responding to the IFB when and if it is issued. The lack of response to the RFI will not preclude a vendor from participating in the IFB process.

The specific objectives the Governor's Office intends to accomplish through this RFI is as follows:

- Identify interested vendors or parties selling, in fee simple, a multi-dwelling unit, where multiple separate housing units for residential inhabitants are located within one building or several buildings within one complex to serve as a permanent non-congregate shelter facility for homeless or unsheltered persons.
- Identify a multi-dwelling unit or complex with a minimum of fifteen (15) separate residential units. Each residential unit shall have arrangements for bedroom(s), restroom(s), kitchen, and general living spaces.

**2.0 BACKGROUND INFORMATION**

The Office of the Governor of Guam, specifically under Executive Direction, provides general supervision and control of all the departments, bureaus, agencies, and other instrumentalities of the Executive Branch; the execution of the laws of Guam and the laws of the United States applicable in Guam; provides policy direction, formulates regional policies, files reports with the Guam Legislature and the Federal Government, and functions as a State Clearinghouse through the Office of the Lieutenant Governor for all federal grants-in-aid programs.

In Fiscal Year 2020, the Territory of Guam through the Governor's Office was awarded, in part, a \$3M (Three Million Dollar) federal grant from the U.S. Department of Interior's COVID-19 Technical Assistance Program (TAP) for projects to prepare, plan, and respond to the COVID-19 pandemic and future pandemics. The homeless population of Guam are at extreme risk of exposure to a pandemic for multiple reasons. The lack of permanent housing or domicile for this population exposes them not only to the

elements but other individuals that may also be exposed. Poor hygiene, the lack of medical insurance or coverage, and the lack of access to vital information also places them at risk of becoming infected during a pandemic. In congregate shelter situations, individuals are placed in open areas increasing the risk of contamination for all that are housed or work there. In 2008, the Pandemic Plan called for the Government to identify facilities for the isolation or quarantine of the homeless. The COVID-19 Pandemic revealed that Guam's response to isolate or quarantine the homeless was through the lease or short-term rental of an existing apartment complex. During the pandemic, nearly (200 of 873) 23% of the homeless population sought shelter in the facility. There is also a continuous waiting list for individuals and families that await acceptance into the shelter. Priorities have been given to the homeless with children under eighteen (18). To date, there are twenty (20) children at the shelter. The acquisition and operation of a new permanent non-congregate shelter for the homeless population will prepare Guam for any future pandemic outbreaks. The non-congregate layout of the shelter will prevent the spread of diseases or viruses that may otherwise affect this high-risk population. The shelter will be outfitted with proper hygiene equipment, sterilization stations and other equipment necessary to respond to the needs of the population. Strategies will be established to ensure that survivors are sheltered in a manner that does not increase the risk of exposure to or further transmission of COVID-19 or any future viral outbreak. Thus, meeting the Pandemic Response Plan requirement of identifying a permanent isolation or quarantine facility for the homeless.

### **3.0 STATEMENT OF NEEDS**

The Governor's Office seeks to determine specifications and the availability of interested vendors or parties selling a multi-dwelling unit, where multiple separate housing units for residential inhabitants are located within one building or several buildings within one complex to serve as a permanent non-congregate shelter facility for homeless or unsheltered persons.

- Describe the age, condition, and structural characteristics of the unit.
- Describe the building's maintenance history, to include recent repairs, renovations, or improvements to the unit within the last three years.
- Describe occupancy terms or contracts with existing tenants or occupants of the unit.
- Describe any existing issues with regulatory or compliance requirements.
- Describe any immediate or imminent construction needs that may affect occupancy of any unit on the property.
- Describe the present condition of access to water, power, and telecommunication infrastructure.
- Describe the number of parking stalls and any issues with general ingress and egress for vehicular traffic.

### **4.0 PLANNING**

- **Cost Estimate for Non-Congregate Shelter in "As-Is" Condition:** Provide a budgetary cost estimate for the purchase, in fee simple and in "as-is" condition, of a multi-dwelling unit.
- **Cost Estimate for Non-Congregate Shelter with Material Improvements:** Provide a budgetary cost estimate for the purchase, in fee simple, where material improvements, to include all

construction and renovation costs, must be achieved and completed in order to meet or exceed all regulatory or compliance requirements for occupancy.

- **Interested Vendor or Party Background:** Provide information regarding any names the interested vendor, company, or party may have used in the past to sell real estate or property.

## **5.0 RESPONSES**

**Inquiries:** Inquiries of substance may be directed to:

Kathleen Cepeda  
Office of the Chief of Staff  
[kathleen.cepeda@guam.gov](mailto:kathleen.cepeda@guam.gov)

**Submission:** Submit or email a copy of the requested information, along with any supplementary materials. Responses to this document and related announcements must be received no later than **12:00 p.m., Chamorro Standard Time (GMT +10), Friday, April 16, 2020.**

**Responses must be emailed to:** [procurement@guam.gov](mailto:procurement@guam.gov)

**Format:** Information should be organized in the format and information sequence found in this document.

*This Request for Information was published in a newspaper of general circulation and is posted on the Governor of Guam's website at [governor.guam.gov](http://governor.guam.gov).*

APPROVED BY:

  
**LEON JUNIOR M. CALVO**  
Chief of Staff