American Samoa Power Authority
P.O. Box PPB
Pago Pago, American Samoa 96799
Telephone: (684) 699-3057
Email: procurement@aspower.com
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ISSUANCE DATE: **May 5, 2025**

RFP NO.: **RFP NO. ASPA25.041 – Design & Build Pre-Engineered Building (Warehouse)**

SUBJECT: **Addendum No. 1**

The American Samoa Power Authority hereby issues Addendum No. 1 to amend Request for Proposals (RFP) requirements. This addendum is issued pursuant to the conditions of the RFP documents and is hereby made part of the RFP. The addendum serves to clarify, revise, and supersede information contained in the RFP. The Offeror must acknowledge receipt of this addendum in the appropriate space provided in the Addendum Form. Failure to do so may subject the Offeror to disqualification.

1. **The closing deadline has been extended as follows:**

   Closing Deadline: **Monday, May 26, 2025 at 2:00PM**

2. **Responses to inquiries following the posting of the first addendum are included as part of this Addendum #1.**

Should you have any questions or need clarification, please call me at (684) 699-3057 or procurement@aspower.com.

Sincerely,

Renee Leotele Togafau
Procurement Manager

Please sign and date below to acknowledge receiving Addendum 1. You may return this document via email at procurement@aspower.com, or the ASPA Procurement Office.

ACKNOWLEDGEMENT OF RECEIVING ADDENDUM 1

Received by _____, this _____day of _____ 2025

Company _____ Title _____

Fax No. _____ Email Address _____

RFP NO. ASPA25.041 - Pre Engineered Warehouse		
#	**Question**	**Answer:**
1	What is intended to be stored in the warehouse building? We need to know in order to design according to the appropriate risk factor.	The warehouse will store USEPA-funded materials designated for water and wastewater infrastructure projects. These materials include but are not limited to: pipes, valves, fittings, pumps, meters, control panels, packaged treatment systems, and other critical equipment. No power generation, fuel, or solid waste materials will be stored. The risk category and structural requirements should reflect the storage of high-value but non-hazardous mechanical and civil infrastructure equipment.
2	In the section on Post-Construction & Commissioning there is a reference to “Structural Integrity Tests”. We have not heard of “load testing” before on a Structure, can you please clarify? Typically on steel structures you would get “Mill Certifcate” reports which includes some information on testing and quality of the steel to be used for the project. We also conduct testing of the concrete that is delivered to the site during construction. Are these what the RFP is referring to?	“Structural Integrity Tests” refer to non-destructive testing (NDT) or quality assurance inspections to verify that the structure was built in accordance with the approved design and applicable codes. This includes: - Concrete strength testing (e.g., cylinder break tests) - Steel member certifications (e.g., mill certificates, weld inspections) - Anchor bolt testing - Roofing uplift resistance inspection - Visual inspection and third-party QC verification No full-scale load testing of the structure is required unless structural defects or concerns arise.
3	Program for the warehouse building- what types of occupants, how many offices or workstations are required? Do you need a conference room, break room, smaller locked storage, restrooms, showers?	As outlined in the RFP, the building will include: - Two (2) small offices for material receiving and issuance - No conference room, break room, showers, or extensive office areas are required - Restrooms: One (1) restroom with toilet and sink is required - Storage: A locked storage cage/room for high-value or small items is advisable but not mandatory - Occupants: Typically 2–4 personnel will be stationed in the warehouse during work hours
4	How large a mezzanine do you need, and what is its purpose? How many occupants do you envision?	The mezzanine should be approximately 20% of the total floor area (suggested ~4,000 sq ft). Purpose: additional dry storage for boxed items or light inventory that can be accessed via stairs. It will not be used as office space.

5	Do you plan to store any hazardous materials, such as fuels, solvents, or other highly combustible materials?	No. ASPA will not store hazardous materials such as fuels, solvents, or flammable liquids. All materials stored are non-hazardous construction-related items for water/wastewater systems. Therefore, no additional hazardous material safety features (e.g., containment systems or explosion-proof fixtures) are required.
6	How much of the warehouse must be air-conditioned? The entire facility? Or just offices, break rooms…?	Only the offices and restroom areas will require air conditioning. The main warehouse space will be naturally ventilated. Mechanical ventilation (e.g., louver fans or ridge ventilators) may be used for airflow but climate control is not needed for the storage area.
7	Regarding the requirement stated below- can you advise whether the equivalent New Zealand registration which is internationally recognised ("International Professional Engineer") would be accepted? I believe our nominated geotechnical consultant is the most familiar with conditions in American Samoa; and they have proven to be quite flexible and innovative in their approach.	ASPA will accept the New Zealand International Professional Engineer registration provided that such engineer is also licensed to practice in any U.S. state. The engineer must be in good standing and willing to collaborate with a U.S.-licensed Professional Engineer (PE) or submit all engineering documents under a U.S.-licensed Engineer of Record (EOR), in compliance with applicable territorial and federal requirements.
8	Would imagine that the Power Generation Buildings and the supporting buildings required to keep it operational would be considered Risk Category III. A building like this would seem to be in a gray area. If it is damaged in a major typhoon or earthquake but does not impact power generation, it may be considered Risk Category II. Would say this would be the call of the Power Company. Risk Category III buildings have additional seismic and wind requirements. May also have additional MEP requirements.	ASPA confirms that the warehouse shall be designed as Risk Category II per IBC 2021 and ASCE 7-16. The building's function is for storage and is not essential to life safety or continuous operation of utility services. Risk Category III is not required unless there is a change in facility function or designated use.
9	For this project, can the warehouse be fabricated in New Zealand?	Yes, the warehouse can be fabricated in New Zealand or any international location, provided that: - All components comply with U.S. codes and standards (IBC 2021, ASTM, ASCE, etc.) - The fabricator provides mill certifications and QA documentation - Shipping timelines and U.S. customs compliance are met - ASPA is granted full access to factory inspection, if requested
10	Is there a specified height for the warehouse structure?	The clear interior height (eave height) of the warehouse should be minimum 24 feet, with a recommended ridge height of 30–35 feet to accommodate equipment and storage needs. Final height should allow for forklift operation, pallet racking systems, and proper ventilation.
11	Requesting an extension through May 26.	Approved