



April 8, 2026

Attention: Mr. Ronald Su
Solid Estate LLC
P.O. Box 315206
Tamuning, GU 96910

Subject: Notice of Intent to Award
Invitation for Bid (IFB): IFB-SIFA-001-25
Procurement: Lease of Educational Space / Commercial Space

Dear Mr. Su:

The SIFA Learning Academy Charter School (“SIFA”) hereby provides this Notice of Intent to Award regarding the above-referenced procurement conducted under Invitation for Bid (IFB) SIFA-001-25.

Following the competitive solicitation process, administrative review of the bid submission, and clarification discussions with the bidder, the Procurement Officer has completed the evaluation and determined that Solid Estate LLC is the apparent successful bidder.

Accordingly, it is the intent of SIFA Learning Academy Charter School to award the contract for the Lease of Educational Space / Commercial Space Purchase to Solid Estate LLC, subject to completion of the protest period and final execution of the contract documents.

Proposed Contract Amount: \$754,800.00

Contract Term:

The proposed contract shall consist of:

- Three (3) year base term
- Two (2) optional one-year renewal periods
- Total potential contract term not to exceed five (5) years, subject to funding availability.

Protest Period:

In accordance with Guam Procurement Law and applicable procurement regulations, any actual or prospective bidder, offeror, or contractor who is aggrieved in connection with this procurement may file a written protest with the Procurement Officer.

Any protest must be submitted within **fourteen (14) calendar days** from the date of issuance of this Notice of Intent to Award. The protest period begins when the aggrieved party knew or should have known of the facts giving rise to the protest. Protests filed after this period may be deemed untimely and may not be considered.



SIFA
LEARNING ACADEMY CHARTER SCHOOL

If no protest is received within the prescribed protest period, SIFA intends to proceed with the issuance of a Notice of Award and contract execution.

SIFA appreciates the participation of vendors in this procurement and looks forward to successfully completing this process.

Should you have any questions, please contact the SIFA Procurement Office at (671) 734-7432.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Ravela". The signature is fluid and cursive, with the first name "R." and the last name "Ravela" clearly distinguishable.

Ronaldo Ravela
Procurement Officer
Director of Planning, Compliance & Research
SIFA Learning Academy Charter School

cc: Procurement File