



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., August 12, 2025  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
**AGENDA****

---

**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Tuesday, August 5, 2025

2<sup>nd</sup> Printing – Sunday, August 10, 2025

**III. APPROVAL OF PREVIOUS BOARD MINUTES – July 22, 2025**

**PAGE (S)**

**IV. NEW BUSINESS**

- |  |       |
|--|-------|
| 1. Change Order #1 for Base Bid #1.....            | 1 - 2 |
| GHURA-25-002; Renovation of MOD9 for AMP1, 2 and 4 |       |
| 2. Change Order #1 for Base Bid #2 .....           | 3 - 4 |
| GHURA-25-002; Renovation of MOD9 for AMP1, 2 and 4 |       |

**V. OLD BUSINESS**

- |  |        |
|--|--------|
| 1. Change Order #1<br>GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen |        |
| 2. Intent of Award .....   | 5 - 11 |
| IFB GHURA-25-008; Typhoon Shutters for AMP3                                |        |

**VI. EXECUTIVE DIRECTOR'S REPORT**

1. Project Updates

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. HR Item: Executive Management's Performance Evaluations for:
  - Executive Director, Elizabeth F. Napoli  
(Rating Period: July 8, 2024 – July 7, 2025)
  - Deputy Director, Fernando B. Esteves  
(Rating Period: August 22, 2024 – August 21, 2025)
  
2. Next proposed scheduled Board Meeting: Tuesday, August 26, 2025  
@ 12:00 p.m.

**VIII. ADJOURNMENT**

**DEDEDO MUNICIPAL PLANNING COUNCIL  
REGULAR MONTHLY MEETING  
Wednesday, August 13, 2025 @ 6:00 p.m.  
Dededo Senior Citizen Center  
Live on Dededo Mayor's Office Facebook page**

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC FORUM (3 Mins Per Person)
- IV. REVIEW & APPROVAL OF MINUTES OF JULY 9, 2025
- V. REVIEW & APPROVAL OF FINANCIAL REPORT OF JULY 2025
- VI. COMMITTEE REPORT
  - A) 734TH AMS
  - B) USMC
  - C) Sports
  - D) Youth Congress
  - E) Vice Mayor
- VII. OLD BUSINESS
  - A) 81st Liberation Planning
  - B) Summary Zone Change Application No. SZC 2025-31 for Lot 10111-11-4-R1, Zone Change from "A" (Agricultural) to "R-2" (Multi-Family Dwelling) Zone in order to construct a 6-unit apartment. Applicant: Top Builders, LLC. Representative: Ronald A. Ayuyu
- VIII. NEW BUSINESS
  - A) User Fees
- IX. MEMBERS INPUT
- X. ANNOUNCEMENTS
- XI. ADJOURNMENTS

For special accommodations email [office@dededogum.com](mailto:office@dededogum.com)  
This ad paid for by DMPC Revolving Fund



**DIPATTAMENTON I KAOHAO GUINAHAN CHAMORU  
DEPARTMENT OF CHAMORU AFFAIRS**

193 Chalan Santo Papa Juan Pablo Dos, Hagåtña, Guam 96910  
Tel: (671) 989-2426/4455 • Fax: (671) 989-7219

**REGULAR BOARD OF TRUSTEES MEETING**

Thursday, August 7, 2025 – 10:00 a.m.

Guam Museum Conference Room and Zoom Video Conference  
Zoom Link: <https://us02web.zoom.us/j/83395803945>  
Meeting ID: 833 9580 3945 Passcode: 113029

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES
  - a. February 20, 2025
  - b. May 1, 2025
  - c. June 5, 2025
- IV. PRESIDENT'S REPORT
  - a. CHamoru Village Update
  - b. Guam Museum Update
  - c. Guam Cultural Repository Update
  - d. Finance / Admin
    1. Financial Reports
- V. OLD BUSINESS - None
- VI. NEW BUSINESS
  - a. Approval of Administration for Native Americans (ANA) Grant Application
- VII. ADJOURNMENT

For special accommodations, please contact Nathari Jon Cruz at (671) 989-2426  
/s/ Melvin Won Pat-Borja, DCA President

This Ad was paid for with government funds.

**AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS**

**2 – QUALITY CONTROL INSPECTOR**

\$21.29 PER HR. \*

Min. Req: High school diploma (may be foreign equivalent), 1 year of experience as a quality control inspector in shipyard environment, and ISO (International Standards Organization) certified or ABS/NDT (American Bureau Shipping Non-Destructive Testing) certified.

Duties: Performs Quality Assurance/Quality Control/NDT inspection, audits and surveillances to ensure the end product conforms to customer requirements. Interfaces with customer representatives in matters pertaining to quality for assigned tasks. Assists in maintaining customer survey and corrective action data. Provides technical assistance to production shops in interpretation of quality requirements. Generation of Objective Quality Evidence to ensure compliance with specifications. Reviews active jobs for quality assurance/quality control involvement. Monitors subcontractors to ensure that their work conforms to work specifications and Company Quality Policies. Ensures calibrated and/or certified, testing and measuring equipment is used, and that documentation is maintained. Ensures that inter-department relations are maintained in a cooperative manner. Assists in coordinating testing and certification of welders in accordance with ABS, USCG requirements as assigned. Maintains Test and Inspection Plan.

**Verification of qualifications required.**

\*Special Wage Rate: Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply and may require paid holidays and/or paid sick leave.  
Benefits: Round-trip airfare for off-island hire; Meals and lodging provided @ \$80.00 per week; and Employer/Employee-paid medical insurance provided.  
Successful applicant must be able to obtain TWIC card and military base access. Employees are required to take and pass a substance abuse test after hire.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review matter.

Apply in person at the American Job Center  
414 W. Soledad Avenue, Suite 300 GCIC Building Hagåtña, Guam  
Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword: 2025-097



**The Guam Council on the Arts and Humanities Agency**

will hold its Regular Board Meeting on Tuesday, August 12, 2025 at 3:00 pm at 238 Archbishop Flores St. STE 202, 2nd Floor DNA Bldg., Hagåtña

**AGENDA**

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
  - July 08, 2025
- IV. Executive Directors Report
- V. Board Action
- VI. Old Business
  - Maga'haga Awards (October 04, 2025)
  - Masters Recognition Program
  - Percent for the Arts
  - FESTPAC
  - Strategic Plan Update/ Board Retreat
- VII. Announcements
  - Next Regular Mtg: Tuesday, September 09, 2025 @ 3PM
- VIII. Adjournment

Any persons needing special accommodation please contact GCAHA Office at (671) 300-1206, (671) 300-1208, and (671) 300-7584, or email [info@caha.guam.gov](mailto:info@caha.guam.gov).

This ad was paid for with Government of Guam funds.

**Need to get your  
message out there?**

**Our sales team has new opportunities for you!**

In print or online we have you covered at The Guam Daily Post!  
email at [krista@postguam.com](mailto:krista@postguam.com) for inquiries.

THE GUAM DAILY  
**POST**



**GHURA**

Guam Housing and Urban Renewal Authority  
Honorable Chairman: Tan Hershon Sotelo Guzman  
111 Elm Street, Suite 200, Hagåtña, Guam 96910  
(Phone: (671) 477-5851 • Fax: (671) 300-7585 TTY: (671) 472-1701)  
Website: [www.ghura.org](http://www.ghura.org)



**THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

**Board of Commissioners Meeting**

Tuesday, August 12, 2025 at 12:00 PM.

This meeting is open to the public via Zoom

Topic: GHURA BoC Meeting, Tuesday, August 12, 2025, @12PM

Time: Aug 12, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/84097171653?pwd=HRJqCwgsz3vLWn650CYWftKTNBQ1.1>

Meeting ID: 840 9717 1653 • Passcode: 639370

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLyn48ULag>

**AGENDA:**

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - July 22, 2025
- IV. NEW BUSINESS
  1. Change Order #1 for Base Bid #1; GHURA-25-002; Renovation of MOD9 for AMP1, 2 and 4
  2. Change Order #1 for Base Bid #2; GHURA-25-002; Renovation of MOD9 for AMP1, 2 and 4
- V. OLD BUSINESS
  1. Change Order #1; GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen
  2. Intent of Award; IFB GHURA-25-008; Typhoon Shutters for AMP3
- VI. EXECUTIVE DIRECTOR'S REPORT
  1. Project Updates
- VII. GENERAL DISCUSSION / ANNOUNCEMENTS
  1. HR Item: Executive Management's Performance Evaluations for:
    - Executive Director, Elizabeth F. Napoli (Rating Period: July 8, 2024 – July 7, 2025)
    - Deputy Director, Fernando B. Esteves (Rating Period: August 22, 2024 – August 21, 2025)
  2. Next proposed scheduled Board Meeting - Tuesday, August 26, 2025 @ 12:00 p.m.
- VIII. ADJOURNMENT

The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).

For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.



**Quick Links:** [View ALL Notices](#) | [Posted Today](#) | [Posted This Week](#) | [Posted This Month](#) | [More Filters...](#)

Use these quick filters to narrow your search.

**Department(s):**  

Select one or more department(s) ▾

**Division(s):**  

Select one or more division(s) ▾

**Notice Topic(s):**  

Select one or more topic(s) ▾

USE SELECTED FILTERS

> Reset Filters

Notices Posted Today

HIDE

FIRST NOTICE: GHURA Board of Commissioners Meeting - 08/12/2025  
@ 12:00pm ChST



**ANNOUNCEMENT**  
 **Posted on:** 08/06/2025 09:39 AM  
 **Posted by:** Julie Lujan  
 **Department(s):** GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)  
 **Division(s):**  
 **Notice Topic(s):** BOARD MEETING  
 **Types of Notice:** ANNOUNCEMENT  
 **For Audience(s):** PUBLIC  
 [Share this notice](#)

[VIEW MORE DETAILS](#)



## PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

### HUTCH, LLC

#### DBA: DOKKON THAI RESTAURANT

has applied for a Class: Four (4) General On Sale Alcoholic Beverage License said premises being marked as Lot: M13 T169 L1 R1, A-3 IGLESIAS ST., NORTHPOINT COMMERCIAL COMPLEX BLDG Yigo

### JOB ANNOUNCEMENT

Openings for Carpenter w/ Top Builders, LLC in Tamuning, GU. Min Reqs: 1 yr of exp as a carpenter or carpenter(any job title). Performs usual duties as a carpenter for const company engaging in gen const contracting serv. Travels each work day to company's job sites in the MSA of Guam. Send resume to Edwin Aclan, Vice President, by mail to P.O. 20718, GMF Barrigada, GU 96921 or email to ea@topbuildersguam.com. Verif of qualifs req.

### JOB ANNOUNCEMENT

Openings for Cement Masons w/ Top Builders, LLC in Tamuning, GU. Min Reqs: 1 yr of exp as a cement mason or mason (any job title). Performs usual duties as a cement mason for const company engaging in gen const contracting serv. Travels each work day to company's job sites in the MSA of Guam. Send resume to Edwin Aclan, Vice President, by mail to P.O. 20718, GMF Barrigada, GU 96921 or email to ea@topbuildersguam.com. Verif of qualifs req.

### JOB ANNOUNCEMENT

**HEAVY EQUIPMENT MECHANIC:** 24 months of experience as a Heavy Equipment Mechanic. Diagnoses, adjusts, repairs and overhauls heavy equipment mechanical, electrical, construction, hydraulic, and pneumatic equipment, such as bulldozers, graders, conveyors, dump trucks, backhoe, excavators, and other heavy equipment. Performs other related duties as assigned.

Send resume to:  
**IAN CORPORATION**  
P.O. Box 26764 Barrigada, GU 96921

### JOB ANNOUNCEMENT

**HEAVY EQUIPMENT OPERATOR (TWO (2) OPENINGS):** 24 months of experience as a Heavy Equipment Operator. Operates construction, excavation, hauling, and maintenance equipment including backhoes, front-end loaders, bulldozers, excavators, or grade tractors. Performs other related duties as assigned.

Send resume to:  
**IAN CORPORATION**  
P.O. Box 26764 Barrigada, GU 96921

### JOB ANNOUNCEMENT

**CARPENTER (TWO (2) OPENINGS):** 24 months of experience as a Carpenter. Construct, erect, install, or repair fixtures made of wood, such as concrete forms, or chutes for pouring concrete. Performs other related duties as assigned.

Send resume to:  
**IAN CORPORATION**  
P.O. Box 26764 Barrigada, GU 96921

### JOB ANNOUNCEMENT

Openings for Painters w/ V.G. Gozum Construction LLC in Tamuning, GU. Min Reqs: 1 yr of exp as a painter & must be able to obtain U.S. military base pass. Performs usual duties as a painter for const company engaging in gen const contracting serv. Travels each work day to company's job sites in the MSA of Guam. Send resume to Rey Gozum, President, by mail to P.O. Box 27336, Barrigada, GU 96921 or email to rey.gozum@vggozum.com. Verif of qualifs req.

### JOB ANNOUNCEMENT

Openings for Cement Masons w/ V.G. Gozum Construction LLC in Tamuning, GU. Min Reqs: 1 yr of exp as a cement mason & must be able to obtain U.S. military base pass. Performs usual duties as a cement mason for const company engaging in gen const contracting serv. Travels each work day to company's job sites in the MSA of Guam. Send resume to Rey Gozum, President, by mail to P.O. Box 27336, Barrigada, GU 96921 or email to rey.gozum@vggozum.com. Verif of qualifs req.



### HELP WANTED

**Employer: Catalyst Construction, Inc.**  
**Location: 973 South Marine Corps Drive, Suite 204, One Tanaka Plaza, Tamuning, Guam 96913**

#### JOB OPENINGS:

- |  |                     |
|--|---------------------|
| <b>(22) Reinforcing Metal Worker (Job #: 49559)</b>  | <b>\$16.98/hour</b> |
| <b>Duties:</b> Fabrication and installation of steel rebar and mesh for concrete reinforcement |                     |
| <b>(20) Cement Mason (Job#: 49557)</b>   | <b>\$17.51/hour</b> |
| <b>Duties:</b> Laying concrete blocks, bricks, and stone                                       |                     |
| <b>(10) Carpenter (Job#: 49558)</b>  | <b>\$18.34/hour</b> |
| <b>Duties:</b> Measuring, cutting, and installing wood structures and frameworks               |                     |

#### Additional Information:

Skilled worker at least minimum of 2 years experience  
Must be able to lift 50 lbs. and work outdoors  
Full-time employment  
Employer provides tools, equipment, transportation, and subsistence as required  
Housing assistance available  
Work hours may vary; overtime may be available.

**Interested applicants may contact Human Resources at 671-300-7695 or email at hr@catconguam.com. Applications are accepted Monday to Friday, 8AM-5PM.**



### GUAM LEGAL SERVICES CORPORATION-DISABILITY LAW CENTER

Guam Legal Services Corporation-Disability Law Center (GLSC-DLC) is a private, non-profit corporation providing legal services to persons with disabilities, victims of violence, and children in non-criminal cases. GLSC-DLC is now accepting applications for the following full-time position:

#### RECEPTIONIST

Must be customer service oriented, have good communication and interpersonal skills. Must be able to perform clerical work, typing, filing and provide administrative support. Must have a valid driver's license and have own transportation.

Applicants should have a team-oriented attitude. Must be able to empathize and have an understanding for survivors of domestic violence, sexual assault or other types of violence, individuals with disabilities, minors in the court system and other vulnerable populations. Applicants must have a professional appearance, good communication skills, efficient typing skills and computer proficiency.

Excellent benefit packages available. Salary will be commensurate with qualifications and experience.

**Interested applicants are encouraged to apply in person.**

**Guam Legal Services Corporation**  
434 West O'Brien Drive, Ste 102  
Hagatna, Guam 96910

**DEADLINE FOR APPLICATIONS:** Until Position Filled

For further information, please call (671) 477-9811/2.

GLSC-DLC IS AN EQUAL OPPORTUNITY EMPLOYER.

This publication is made possible by the Protection and Advocacy for Individuals with Developmental Disabilities (PADD), the Protection and Advocacy for Individual Rights (PAIR), the Protection and Advocacy for Assistive Technology (PAAT), the Protection and Advocacy for Voter Access (PAVA), the Protection and Advocacy for Beneficiaries of Social Security (PABSS), and the Protection and Advocacy for Individuals with Mental Illness (PAIMI) programs and the Victims of Crime Act (VOCA) grant program at Guam Legal Services Corporation - Disability Law Center, funded respectively by grants from the U.S. Department of Health and Human Services, Administration for Children and Families; the U.S. Department of Education, office of Special Education and Rehabilitation Services; Rehabilitation Services Administration and the Center for Mental Health Services; Substance Abuse and Mental Health Services, Department of Justice Office for Victims of Crime.



### GHURA

Guam Housing and Urban Renewal Authority  
Guadalupe Gilman "Yin Riu Guan Sider Guahan"  
117 Bldg, Santa Rosa Avenue - Santa Rosa, Guam 96910  
Phone: (671) 777-0651 • Fax: (671) 304-7545 TTY: (671) 472-1701  
Website: [www.ghura.org](http://www.ghura.org)



#### THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Board of Commissioners Meeting**  
**Tuesday, August 12, 2025 at 12:00 PM.**  
**This meeting is open to the public via Zoom**

**Topic:** GHURA BoC Meeting, Tuesday, August 12, 2025, @12PM  
**Time:** Aug 12, 2025 12:00 PM Guam, Port Moresby

#### Join Zoom Meeting

<https://us06web.zoom.us/j/84097171653?pwd=HRJqCWgsz3vLWn650CYWflitKTNBQY1.1>  
**Meeting ID:** 840 9717 1653 • **Passcode:** 639370

#### Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0F0LYn48ULag>

#### AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - July 22, 2025
- IV. NEW BUSINESS
  1. Change Order #1 for Base Bid #1; GHURA-25-002; Renovation of MOD9 for AMP1, 2 and 4
  2. Change Order #1 for Base Bid #2; GHURA-25-002; Renovation of MOD9 for AMP1, 2 and 4
- V. OLD BUSINESS
  1. Change Order #1; GHURA-25-001; Rehabilitation of Hagatna Soup Kitchen
  2. Intent of Award; IFB GHURA-25-008; Typhoon Shutters for AMP3
- VI. EXECUTIVE DIRECTOR'S REPORT
  1. Project Updates
- VII. GENERAL DISCUSSION / ANNOUNCEMENTS
  1. HR Item: Executive Management's Performance Evaluations for:
    - Executive Director, Elizabeth F. Napoli (Rating Period: July 8, 2024 - July 7, 2025)
    - Deputy Director, Fernando B. Esteves (Rating Period: August 22, 2024 - August 21, 2025)
  2. Next proposed scheduled Board Meeting - Tuesday, August 26, 2025 @ 12:00 p.m.
- VIII. ADJOURNMENT

The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).

For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.





Government of Guam  
**PUBLIC NOTICES Portal**

Håfa Adai & Good Morning! ChST 11:27 AM, Friday, August 08, 2025

**Quick Links:** [View ALL Notices](#) | [Posted Today](#) | [Posted This Week](#) | [Posted This Month](#) | [More Filters...](#)

Use these quick filters to narrow your search.

<b>Department(s):</b>	<b>Division(s):</b>	<b>Notice Topic(s):</b>	<b>USE SELECTED FILTERS</b> > <a href="#">Reset Filters</a>
<input type="text" value="Select one or more department(s)"/>	<input type="text" value="Select one or more division(s)"/>	<input type="text" value="Select one or more topics"/>	

**Notices Posted Today**

HIDE

**SECOND NOTICE: GHURA Board of Commissioners Meeting -  
08/12/2025 @ 12:00pm ChST**



**ANNOUNCEMENT**

**Posted on:** 08/08/2025 11:25 AM

**Posted by:** Julie Lujan

**Department(s):** **GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)**

**Division(s):**

**Notice Topic(s):** BOARD MEETING

**Types of Notice:** ANNOUNCEMENT

**For Audience(s):** PUBLIC

[Share this notice](#)

**VIEW MORE DETAILS**



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., July 22, 2025  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

**I. CALL TO ORDER**

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:04P.M., Tuesday, July 22, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Vice Chairman Sanchez indicated that **6 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<b>Viewed virtually via</b>	<b>ZOOM:</b> <a href="https://us06web.zoom.us/j/81102928051?pwd=K460nyNY9VNxkMwp8kF5QVhtJCnTab.1">https://us06web.zoom.us/j/81102928051?pwd=K460nyNY9VNxkMwp8kF5QVhtJCnTab.1</a>  <b>YOUTUBE:</b> <a href="https://www.youtube.com/channel/UCGqKWU0kOmT0FOLyn48ULag">https://www.youtube.com/channel/UCGqKWU0kOmT0FOLyn48ULag</a>		
<b>BOC Commissioners Attendance</b>	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner <i><b>*No Requests to attend meeting virtually were submitted via email</b></i>	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
<b>GHURA Management/ Staff</b>	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje <input type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input checked="" type="checkbox"/> Frances Danieli, Controller <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Procurement <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input type="checkbox"/> Section 8 Staff and Fiscal Staff <input type="checkbox"/> Ervin Santiago <input checked="" type="checkbox"/> Patrick Lucas <input type="checkbox"/>	Carlo Ongklungel <input type="checkbox"/> Tyler Mortera <input type="checkbox"/>
<b>Legal Counsel</b>	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/>		
<b>Public</b>	Guam Housing Corp.: Patty Kier, Edith Pangelinan, Johann Taimanglo-Valenzuela, Brian (last name not provided)		

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Tuesday, July 14, 2025**

**2<sup>nd</sup> Printing – Sunday, July 20, 2025**

**ACKNOWLEDGED BY Chairman Rivera**



**III. APPROVAL OF PREVIOUS BOARD MINUTES: [482/25] Vice Chairman Sanchez moved to approve the board meeting minutes of July 8, 2025, subject to corrections.**

Commissioner Corpus added that at the previous board meeting, the question he asked was not written into the board minutes. At the previous board meeting, he asked if the bill passed by congress recently would have any effects on the CDBG-DR program. Deputy Director Esteves stated that the CDBG-DR program will not be affected by the bill passed by congress.

Commissioner Corpus seconded the motion. Motion passed unanimously.

**IV. NEW BUSINESS:**

AGENDA ITEM	DISCUSSION	ACTION
1. Intent of Award-IFB GHURA-25-011; Rehabilitation of 16 Guam Housing Corp. units at Lada, Dededo, Guam	<p>[483/25] Executive Director Napoli read the Intent of Award-IFB GHURA-25-011; Rehabilitation of 16 Guam Housing Corp. units at Lada, Dededo, Guam on pages 1-4 in the GHURA Board of Commissioners (BoC) July 22, 2025, meeting packet, which is also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p>Mr. Sonny Perez, AE Manager, presented to the board:</p> <ul style="list-style-type: none"><li>• Guam Housing Corp. reached out to GHURA for assistance on the rehabilitation of sixteen of its units in Lada, Dededo.</li><li>• GHURA's AE division did the assessment and prepared the scopes of work</li><li>• Completed rehabilitated units may also be used for potential GHURA tenants</li><li>• Director Napoli added that GHURA's AE division assists with other agencies on various projects, as well.</li><li>• Non-GHURA working hours are paid for by the agency that is being assisted. Memorandum of Agreements (MoA) and Purchase Orders (PO) reflect the hours</li></ul>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>dedicated to projects outside of GHURA.</p> <p>Chairman Rivera thanked Ms. Edith Pangelinan, President of Guam Housing Corp., for the collaboration efforts at finding solutions to the housing shortage on Guam.</p>	<p><b>[484/25] Commissioner Torres moved to approve the Intent of Award-IFB GHURA-25-011; Rehabilitation of 16 Guam Housing Corp. units at Lada, Dededo, Guam to Genesis Tech Corporation for Bid Items Nos. 1, 2, &amp; 3, in the amount of \$1,030,000.00. The project timeline is for 210 consecutive calendar days with no option periods, and not to exceed the amount of \$1,030,000.00. Commissioner Delia seconded the motion. There were no objections. Motion passed unanimously.</b></p>



AGENDA ITEM	DISCUSSION	ACTION
<p><b>2. Intent of Award-IFB GHURA-25-008; Typhoon Shutters for AMP3</b></p>	<p><b>[485/25] Executive Director Napoli requested to table item number two, Intent of Award IFB GHURA-25-008; Typhoon Shutters for AMP3 in the GHURA Board of Commissioners (BoC) July 22, 2025, meeting packet, which is also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</b></p>	<p><b>[486/25] Chairman Rivera acknowledged the request to table item #1, Intent of Award-IFB GHURA-25-008; Typhoon Shutters for AMP3, for a later time.</b></p>

## V. OLD BUSINESS

AGENDA ITAM	DISCUSSION	ACTION
<p>1. Intent of Award- IFB GHURA-25-004; Security Guard and Roving Services</p> <p>2. Equitable Adjustment #1- GHURA-24-11; Rehabilitation of Agana Heights Fourplex</p>	<p>[487/25] Executive Director Napoli requested to cancel item number one, Intent of Award IFB GHURA-25-004; Security Guard and Roving Services due to having to revisit the budget constraints. This is found in the GHURA Board of Commissioners (BoC) July 22, 2025, meeting packet, which is also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p>[489/25] Executive Director Napoli read the Equitable Adjustment to GHURA 24-11; Rehabilitation of Hagatna Heights Four-plex Project on pages 5-9 in the GHURA Board of Commissioners (BoC) July 22, 2025 packet, also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p>Chairman Rivera asked whether the adjustment takes the time loss into account. Mr. Perez indicated that the time loss had been factored in. Chairman Rivera asked whether the time was extended for sixty-days. Mr. Perez confirmed this and added that whatever the timeline is to change the zoning status of the project is the timeline of the extension given by.</p> <p>Commissioner Corpus asked that since the top floors are residential and the bottom floors, commercial, who would occupy the bottom floor? Ms. Katherine Taitano, RP&amp;E Chief Planner, stated that the bottom units would be used as a public facility by an organization that will run the units on the second-floor units. The organization is WestCare Pacific Islands. The original intent was for all four units to be used</p>	<p>[488/25] Chairman Rivera acknowledged the request to cancel item number one, Intent of Award- IFB- GHURA-25-004; Security Guard and Roving Services.</p>



	<p>as rental property under the Housing Trust Fund (HTF) program that is co-managed under the Community Development Program. Commissioner Torres asked how zoning was monitored due to its outdated processes. Ms. Taitano stated that after the acquisition of the fourplex, her team discovered that it was commercially zoned and continue to work towards getting the fourplex zoned appropriately.</p> <p>Vice Chairman Sanchez inquired about the location of the fourplex. Mr. Sonny Perez indicated that it is the old Coast 360 facility.</p>	<p><b>[490/25]</b>  <b>Commissioner Delia moved to approve the Equitable Adjustment #1- GHURA-24-11; Rehabilitation of Agana Heights Fourplex request from \$289,900.00 to increase by \$34,600.00, to the final amount of \$324,500.00. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</b></p>
<p><b>3. Change Order #1- GHURA-25-001; Rehabilitation of Hagåtña Soup Kitchen.</b></p>	<p><b>[491/25] ] Executive Director Napoli read the Change Order #1- GHURA-25-001; Rehabilitation of the Hagatna Soup Kitchen, on pages 8-9 in the GHURA Board of Commissioners (BoC) July 22, 2025 packet, also found on the GHURA website, <a href="http://www.ghura.org">www.ghura.org</a>.</b></p> <p>Mr. Sonny Perez, AE Manager, stated the following:</p> <ul style="list-style-type: none"> <li>• Facility is located on Hernan Cortez Ave., next to Julale Shopping Center</li> <li>• Photo showed the tree on the property had fallen on the fence and damaging the fence. The fence is not GHURA's property.</li> <li>• Cost to repair the fence is \$3,765.00</li> <li>• Cost of Tree Cutting is \$4,880.00</li> </ul>	

	<ul style="list-style-type: none"> <li>• Cost of Debris and Disposal is \$2,500.00</li> </ul> <p>Commissioner Delia stated that on the original breakdown from Genesis Tech Corporation, there was a request for the replacement of two air conditioners, a 24K btu and a 12K btu on February 17, 2025. She asked if the current change order were additional requests. Mr. Perez stated that he would look into whether there was an error in the write up of the change order and make the necessary changes or to strike item number one and update the board. In the meantime, he recommended that the board approve item request numbers 2, 3, and 4 to avoid any delays.</p> <p>Executive Director Napoli stated that Mr. Perez and his team will have to verify the information provided for item number one before approval from the board.</p>	<p><b>[492/25]</b>  <b>Commissioner Delia moved to approve item #2 tree cutting, in the amount of \$4880.00, item #3 Debris and Disposal in the amount of \$2500.00, item #4 chain link fence repair in the amount of \$3765.00. Item #1 will be brought back to the board if it is determined to be additional items that need to be purchased. The total amount to be approved for Change Order #1- GHURA-25-001; Rehabilitation of Hagåtña Soup Kitchen, is for \$11,145.00. Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously for items 2, 3, and 4.</b></p>
--	---	---

## VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITAM	DISCUSSION	ACTION
1. Project Updates	<p><b>[493/25] Executive Director Napoli deferred to Mr. Sonny Perez for the Project Updates presentation.</b></p> <p>Mr. Sonny Perez, AE Manager, stated the following:</p> <ul style="list-style-type: none"> <li>• <b>Yigo 21-Unit Apartments:</b> <ul style="list-style-type: none"> <li>○ Located behind KFC in Yigo</li> <li>○ First and second floor are to be partially repaired to allow for occupancy</li> <li>○ During AE assessment, fire suppression and several water meters were inoperable.</li> <li>○ Fire suppression system repairs are close to completion.</li> <li>○ Water meter repairs are ongoing</li> <li>○ Full completion is expected to be August 1, 2025</li> </ul> </li> </ul> <p>Vice Chairman Sanchez inquired on the status on the elevator system. Mr. Perez stated that he would get more information and get back to him. Vice Chairman Sanchez also asked what lead to its current state. Ms. Taitano indicated that the building was owned by a contractor and used as workforce housing.</p> <ul style="list-style-type: none"> <li>• <b>AMP4 Storm Drain:</b> <ul style="list-style-type: none"> <li>○ Located in the AMP4 facility, Untalan Street</li> <li>○ To correct the flooding issues</li> <li>○ Completion estimated to be on September 30, 2025</li> </ul> </li> <li>• <b>AMP2 Basketball Court:</b> <ul style="list-style-type: none"> <li>○ Location- Yona Public Housing</li> <li>○ Fence modernization</li> <li>○ Perimeter concrete slab to prevent erosion</li> <li>○ Backboards are retrofitted</li> </ul> </li> <li>• <b>AMP4 Basketball Court, Restroom, and Generator Room Construction:</b></li> </ul>	No action taken

	<ul style="list-style-type: none"> <li>○ Generators to power up AMP4 offices during storms and emergencies</li> <li>○ Generators are delayed.</li> <li>○ Expected completion is September 15, 2025</li> <li>● <b>Cluster Box Addition GHURA 100 (AMP4)</b> <ul style="list-style-type: none"> <li>○ Relocated cluster boxes</li> <li>○ Additional boxes to installed</li> <li>○ Director Napoli stated that GHURA 82 is the elderly site</li> </ul> </li> <li>● <b>Concrete Roof Repairs at GHURA 100:</b> <ul style="list-style-type: none"> <li>○ Located at AMP2, Yona</li> <li>○ 16 Facilities undergoing repairs</li> <li>○ 80% completion</li> </ul> </li> </ul>	
--	--	--

## VI. GENERAL DISCUSSIONS/ANNOUNCEMENTS

AGENDA ITAM	DISCUSSION	ACTION
<b>1. HR Item- Executive Management Performance Evaluation for:</b> <ul style="list-style-type: none"> <li>● <b>Executive Director Elizabeth F. Napoli- July 8, 2024- July 7, 2025)</b></li> <li>● <b>Deputy Director, Fernando B. Esteves- August 22, 2024- August 21, 2025</b></li> </ul>	<p><b>[494/25] Dr. Kimberly Bersamin stated the following:</b></p> <ul style="list-style-type: none"> <li>● Courtesy update and reminder for the board members</li> <li>● Mandated to evaluate the Executive Director and Deputy Director</li> <li>● HR will compute both evaluations</li> <li>● Once completed, HR will report the results to the board</li> <li>● Director Napoli's Performance Evaluation was due on July 8, 2025</li> <li>● Deputy Director Esteves's Performance Evaluation is due on August 22, 2025.</li> </ul> <p>Chairman Rivera indicated that he had submitted his evaluation via email.</p>	<b>No action taken</b>



2. Next proposed scheduled board meeting: Tuesday, August 22, 2025	[495/25] Chairman Rivera reminded the board of the next scheduled board meeting and requested that the board mark their calendars.	
--	--	--

## VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		[496/25] Commissioner Delia moved to adjourn the July 22, 2025 GHURA BoC meeting. Vice Chairman Sanchez seconded the motion. The motion passed. The meeting was adjourned at 1:09P.M.

SEAL

\_\_\_\_\_  
Elizabeth F. Napoli  
Board Secretary/Executive Director

Date \_\_\_\_\_



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



## Change Order No. 1

GHURA-25-002

Renovation of MOD 9 for AMP1, 2, and 4

August 04, 2025

Mr. Michael J. Lee  
General Manager  
O.H. Construction  
P.O. Box 1197  
Tamuning, Guam 96931

SUBJECT: Change Order No. 1 Base bid 1 - GHURA-25-002; Renovation of MOD 9 for AMP 1, 2, and 4

Dear Mr. Lee:

In connection with your Contract dated March 24, 2025, for the Renovation of MOD 9 for AMP 1, 2, and 4. The following change order is in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Renovation of MOD 9 for AMP 1, 2, and 4 as:

	Material and Labor description	Amount
1.	Replace water damaged wooden doors and jambs bedroom closets. (Water damaged was due to moisture from natural occurrence or the presence of water from extinguishing the fire in the unit)	\$5,000.00
		Total: \$5,000.00



**Change Order No. 1**  
GHURA-25-002  
Renovation of MOD 9 for AMP1, 2, and 4

<b>Original Contract:</b>	\$138,000.00	<b>Contract NTP Date:</b>	April 11, 2025
<b>Changes Approved:</b>	\$0	<b>Contract Duration:</b>	160 Calendar Days
<b>This Change Order:</b>	\$5,000.00	<b>Extension This Change Order:</b>	30 calendar days
<b>Adjusted Contract Amount:</b>	\$143,000.00	<b>New Completion Date:</b>	October 25 2025

ACCEPTED: O.H. Construction

\_\_\_\_\_  
Mr. Michael J. Lee  
General Manager

Date:\_\_\_\_\_

GUAM HOUSING & URBAN RENEWAL AUTHORITY

\_\_\_\_\_  
Elizabeth F. Napoli  
Executive Director

Date:\_\_\_\_\_



# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



## Change Order No. 1

GHURA-25-002

Renovation of MOD 9 for AMP1, 2, and 4

August 04, 2025

Xue Jun Gu  
General Manager  
Guam Evergreen Construction Corporation  
P.O. Box 8438  
Tamuning, Guam 96931

SUBJECT: Change Order No. 1 Base bid 2 - GHURA-25-002; Renovation of MOD 9 for AMP 1, 2, and 4

Dear Mr. Gu:

In connection with your Contract dated March 24, 2025, for the Renovation of MOD 9 for AMP 1, 2, and 4. The following change order is in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Renovation of MOD 9 for AMP 1, 2, and 4 as:

	Material and Labor description	Amount
1.	Unit 21 a. Removal and reinstall of door and door jamb. Repair 2 ft by 2 ft of wall spalling affecting the proper function of rear door. b. Gypsum board wall with linen closet to be demolished, disposed, and rebuilt.	\$20,900.00
2	Unit 27 a. Gypsum board wall between Kitchen and Exterior storage to be demolished and rebuilt. New reinforced concrete curb will be provided on top of existing slab. Aswell as metal studs and ½ in concrete fiber board on each side of the reconstructed wall. b. Gypsum board wall with linen closet to be demolished, disposed, and rebuilt.	\$24,000.00
		Total: \$44,900.00





**Change Order No. 1**  
GHURA-25-002  
Renovation of MOD 9 for AMP1, 2, and 4

<b>Original Contract:</b>	\$114,500.00	<b>Contract NTP Date:</b>	April 18,2025
<b>Changes Approved:</b>	\$0	<b>Contract Duration:</b>	160 Calendar Days
<b>This Change Order:</b>	\$44,900.00	<b>Extension This Change Order:</b>	30 calendar days
<b>Adjusted Contract Amount:</b>	\$159,400.00	<b>New Completion Date:</b>	October 25 2025

ACCEPTED:                   Guam Evergreen Construction Corporation

\_\_\_\_\_  
Mr. Xue Jun Gu  
General Manager

Date:\_\_\_\_\_

GUAM HOUSING & URBAN RENEWAL AUTHORITY


\_\_\_\_\_  
Elizabeth F. Napoli  
Executive Director

Date:\_\_\_\_\_

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
ATURIDAT GINIMA YAN RINUEBAN SIUDAT**

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli   
Executive Director

**DATE:** August 05, 2025

**SUBJECT:** Intent of Award  
IFB GHURA-25-008  
Typhoon Shutters for AMP3

Bid opening for the subject project was held on June 19, 2025, at 2:00 p.m. A total of 10 bidders registered for the bid and given bid specifications of which 5 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	150 Consecutive Calendar Days.
1	Premier International Inc. DBA Carpet Masters & The Shutter Factory	<input type="checkbox"/> Cashier's Check 15% of total bid amount	Awarded  Base Bid No. 1 \$946,959.00  Total \$946,959.00
2	Wang Brothers Holding LLC (WBH, LLC)	<input checked="" type="checkbox"/> 15% of total bid amount	Base Bid No. 1 \$960,000.00  Total \$960,000.00
3	Guam Evergreen Construction	<input checked="" type="checkbox"/> 15% of total bid amount	Base Bid No. 1 \$1,450,000.00  Total \$1,450,000.00
4	Surface Solutions	<input checked="" type="checkbox"/> 15% of total bid amount	Base Bid No. 1 \$1,590.818.00  Total \$1,590.818.00

5	Genesis Tech Corp: <b>(Non-Conformance)</b>	[X] 15% of total bid amount	Base Bid No. 1 \$772,400.00  Total \$772,400.00

<b>Government Estimate</b>	<b>\$1,557,506.70</b>
----------------------------	-----------------------

A breakdown is required for each item description as noted below:

Premier International Inc. DBA Carpet Masters & The Shutter Factory: (Awarded)

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid Item No. 1</b>				
1.	Supply and installation of Accordion Shutters Agat Area				
	Removal existing/replacement of new accordion typhoon shutters.				
	5-bedroom units (21) 4-bedroom units (22), 3-bedroom units (30) and 2-bedroom units (26)				
	SBO Center (Front and Rear)				
	Agat Elderly Homes				
2.	Supply and of Accordion Type typhoon shutters Merizo				
	Removal of Existing/replacement of New Accordion typhoon shutters.				
	5-bedroom units (7) 4-bedroom units (4), 3-bedroom units (9) 2-bedroom units (8)				
	Elderly homes (9) and Laundry Area				
3.	Supply and installation of accordion type typhoon shutters Umatac.				

	Removal existing/replacement of new accordion typhoon shutters.				
	5 bedrooms units (7) 4-bedroom units (4), 3-bedroom units (8) and 2-bedroom units (8)				
	<b>Total Cost:</b>				<b>\$946,959.00</b>

**Wang Brothers Holding LLC (WBH, LLC)**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid Item No. 1</b>	1509			
	<b>Total Cost:</b>				<b>\$960,000.00</b>

**Guam Evergreen Construction**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid Item No. 1				
<b>1.</b>	<b>Agat Area /131 units</b>				<b>\$950,000.00</b>
	5 bedroom / 21 units, 4 bedroom / 22 units, 3 bedroom / 30 units, 2 bedroom / 26 units and 1 bedroom / 32 units.				
<b>2.</b>	<b>Merizo Area / 36 units, 5 bedroom /7 units, 4 units, 3 bedroom / 9 units 2 bedroom /8 units, 1 bedroom / units.</b>				<b>\$300,000.00</b>



3.	Umatac Area / 27 units 5 bedroom / 7 units, 4 bedroom / 4 units, 3 bedroom / 8 units, 2 bedroom / 8 units				<b>\$200,000.00</b>
	<b>Total Cost:</b>				<b>\$1,450,000.00</b>

### Surface Solutions

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid Item No. 1</b>				
<b>1.0</b>	<b>Agat Area</b>				
<b>a.</b>	<b>Agat 99</b>				<b>\$685,199.00</b>
	Living room (48in x 38 in)	99	ea.	1,020.00	\$100,980.00
	Regular bed room (48 in x 48 in)	301	ea.	1,215.00	\$365,715.00
	Large bed room (96 in x 48 in)	17	ea.	2,140.00	\$36,380.00
	Kitchen (36 in x 36 in)	99	ea.	736	\$72,684.00
	Toilet and bath (20 in x 30 in)	92	ea.	635	\$58,420.00
	Toilet and bath (24 in x 24 in)	82	ea.	620	\$50,840.00
<b>b.</b>	<b>SBO Center</b>				<b>\$6,540.00</b>
	65 x 55 (24.82 x 2 units)	2	ea.	1,730	\$3,460.00
	24 x 24 (24.82 x 2 units)	2	ea.	620	\$1,240.00
	76 x 24 (12.66 x 2 units)	2	ea.	920	\$1,840.00

<b>c.</b>	<b>Agat 82</b>				<b>\$215,121.00</b>
	Living room (48 x 42 in)	22	ea.	1,100.00	\$24,200.00
	Small bd room (48 in x 42 in)	42	ea.	1100.00	\$46,200.00
	Large bed room (96 in x 42 in)	23	ea.	1,910.00	\$43,930.00
	Bath (18 in x 32 in)	33	ea.	620	\$20,460.00
	Kitchen (40 in x 42 in)	28	ea.	965	\$27,020.00
	Dining Area (48 in x 42 in)	32	ea.	1,100.00	\$35,200.00
	Laundry (F&S) (88 in x 42 in)	10	ea.	1,575.00	\$15,750.00
	Laundry (Rear) (40 in x 42 in)	2	ea.	1,180.50	\$2,361.00
<b>2.0</b>	<b>Umatac Area</b>				
<b>a.</b>	<b>Umatac 83</b>				<b>\$290,395.00</b>
	Living room (32 in x 71 in)	81	ea.	1,075.00	\$87,075.00
	Bed room (32 in x 71 in)	91	ea.	1,075.00	\$97,825.00
	Hall (32 in x 71in)	30	ea.	1,075.00	\$32,250.00
	Kitchen (48 in x 53 in)	27	ea.	1,165.00	\$31,455.00
	Bath (Double) (48 in x 30 in)	38	ea.	865	\$32,870.00
	Bath (Single (70 in x 30 in)	8	ea.	1,115.00	\$8,920.00
<b>3.0</b>	<b>Merizo Area</b>				
<b>a.</b>	<b>Merizo 83</b>				<b>\$330,395.00</b>
	Living room (32 in x 71 in)	84	ea.	1,205.00	\$101,220.00
	Bed room (32 in x 71 in)	94	ea.	1,205.00	\$11,3270.00

	Hall (32 in x 71 in)	33	ea.	1,205.00	\$39,765.00
	Kitchen (48 in x 53 in)	28	ea.	1,165.00	\$32,620.00
	Bath (double (48 in x 30 in)	40	ea.	865.00	\$34,600.00
	Bath single (70 in x 30 in)	8	ea.	1,115.00	\$8,920.00
<b>b.</b>	<b>Merizo 82</b>				<b>\$63,168.00</b>
	Living room (48 in x 42 in)	27	ea.	1,100.00	\$29,700.00
	Dining area (48 in x 42 in)	9	ea.	1,100.00	\$9,900.00
	Kitchen (40 in x 42 in)	9	ea.	965.00	\$8,685.00
	Bath (18 in x 32 in)	10	ea.	620.00	\$6,200.00
	Laundry F&S (88 in x 42 in)	4	ea.	1,575.00	\$6,300.00
	Laundry (S) (72 in x 42 in)	1	ea.	1,418.00	\$1,418.00
	Laundry (R) (40 in x 42 in)	1	ea.	965.00	\$965.00
	<b>Total Cost:</b>				<b>\$1,590,818.00</b>

**Genesis Tech Corp: (Non-Conformance)**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Replacement of Typhoon Shutters				
1.	Agat Area	1	LS		\$299,400.00
2.	SBO Center	1	LS		\$5,200.00
3.	Elderly Home (Agat)	1	LS		\$108,400.00

4.	Merizo	1	LS		\$167,000.00
5.	Elderly Home (Merizo)	1	LS		\$32,100.00
6.	Umatac	1	LS		\$160,300.00
	<b>Total Cost:</b>				<b>\$772,400.00</b>

The Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

The current typhoon shutters have surpassed their expected life span and exhibiting significant deterioration due to wear and tear, unavailable hardware materials, leading to frequent malfunctions and failures to meet HUD/GHURA's standard specifications. Their replacement is necessary to ensure the long-term safety and security of the residents in all AMP units.

In review of the bid result: Premier International Inc. DBA Carpet Masters & The Shutter Factory provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to Premier International Inc. DBA Carpet Masters & The Shutter Factory in the amount of \$946,959.00 for Bid Item number 1. The following project timelines is 150 consecutive calendar days, with no option periods, and not to exceed the amount of \$946,959.00.