



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., August 30, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, August 23, 2024

2nd Printing – Wednesday, August 28, 2024

III. APPROVAL OF PREVIOUS BOARD MINUTES – August 13, 2024

IV. OLD BUSINESS

- | | PAGE (S) |
|---|-----------------|
| 1. Intent of Award | 1 - 2 |
| RFP GHURA-24-004; Professional Services Installation of Security
Cameras | |

V. GENERAL DISCUSSION / ANNOUNCEMENTS

1. HR Item: Executive Management Performance Evaluations for:
 - Executive Director, Elizabeth F. Napoli, due on or before July 8, 2024 (Annual Evaluation)
 - Deputy Director, Fernando B. Esteves, due on or before August 22, 2024 (Annual Evaluation)
2. Next proposed scheduled Board Meeting: Tuesday, September 24, 2024 @ 12:00 p.m.

VI. ADJOURNMENT



CIVIL SERVICE COMMISSION

KUMISION I SETBISSION SIBIT
Bell Tower Suite 201, 710 W. Marine Corps Drive, Hagåtña, Guam 96910
Tel: (671) 647-1855 * Fax: (671) 647-1867

NOTICE OF MEETING

IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, AUGUST 27, 2024.

The public can access a live stream of this meeting on the CSC website at: csc.guam.gov or via zoom at:
<https://us06web.zoom.us/j/82111596650?pwd=OoRFF3R1g54Ede8UOMbOTXixkMWh2Y.1>
(Meeting ID: 821 1159 6650) (Passcode: : 006641)

AGENDA:

- I. CALL TO ORDER.
- II. APPROVAL OF MINUTES: April 25, 2024 and April 30, 2024.
- III. NEW BUSINESS
 - (1) MOTION HEARING.
 - Lisa Mosher vs. Department of Education (DOE); CSC Case No.: 24-AA06S.
- IV. OLD BUSINESS:
 - (1) SIGNING: DECISION AND JUDGMENT.
 - Vivian Nisperos vs Office of the Attorney General (OAG)/Law; CSC Case No.: 23-PA04.
 - (2) MOTION TO RECONSIDER.
 - Joyjean R. Arceo vs. Port Authority of Guam (PAG); CSC Case No.: 23-AA11T.
- V. GENERAL BUSINESS:

- (1) Bills and Laws affecting CSC: None.
- (2) Administrative Counsel Litigation Update; focused on SP0095-21.
 - Guam Department of Education vs. Civil Service Commission vs. Mark J.S.N. Taisipic.
- (3) Administrative Matters:
 - (a) CSC Resolution No.: 2024-003; Relative to Commending Robert C. Taitano for his Service, Dedication, and Commitment to the Civil Service Commission.
 - (b) Executive Director Briefing; focused on SP0101-24 CSC Case No.: 23-AA08T).
 - Office of the Attorney General vs. Civil Service Commission vs. Vivian Nisperos.
 - (c) Board Training: Civil Service Commission Board Members.
- VI. ADJOURNMENT.

For special accommodations, please contact Maria P. Masnayan, CSC ADA Coordinator at (671) 647-1872 / (671) 647-1855.
/s/ Daniel D. Leon Guerrero, Executive Director
Paid by the Civil Service Commission

Multi Learning Center Online Tutor

Gabriel Lau, President, and Principal Administrator
Multi-Learning
Educational Services Corporation (Guam and Hawaii)

Please contact Gabriel at 671-777-6951 or at
multilearningcenter@gmail.com

PUBLICATION NOTICE

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

Vigna LLC
DBA: Provisions Wine & Cheese

has applied for a Class: 5 (FIVE) Off Sale Wine Alcoholic Beverage License said premises being marked as Lot: 1498-3-New Chalan Santo Papa Juan Pablo Unit 102 Hagatna

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



Joshua F. Tenorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
Friday, August 30, 2024 at 12:00 PM.
This meeting is open to the public via Zoom.

Join Zoom Meeting
<https://us06web.zoom.us/j/82937374954?pwd=pYRoSuNXyrHg3JCr3KslBgoztIS08u.1>
Meeting ID: 829 3737 4954 Passcode: 355862

Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

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The complete Board packet may be viewed on our website at 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.

\$40K OPPORTUNITY

WE ARE LOOKING FOR GESTATIONAL SURROGATE. A Gestational Surrogate is a woman who carries and give birth to a baby for another person or couple. The gestational surrogate is not genetically related to the child she carries. The embryo is created using the eggs and sperm of the couple or donors through In Vitro Fertilization, and then implanted into the gestational surrogate's uterus.

ARE YOU INTERESTED IN BECOMING A GESTATIONAL SURROGATE?

- Must be 21 to 40 years old
- Must have at least 1 successful delivery
- Must be in good health

YOUR BENEFITS

- \$40,000 compensation (Guam Residents Only)
- All expenses are paid for, including related medical expenses and travel expenses (air fare, accommodation, and ground transportation)

If you are interested in becoming a gestational surrogate, you may contact Marianas Surrogacy during our business hours Monday to Friday, from 8:00 a.m. to 5:00 p.m. at Telephone: +1(670) 989-0494 / Email: marianassurrogacy@gmail.com / Facebook: Marianas Surrogacy

GUAM WATERWORKS AUTHORITY

Gloria B. Nelson Public Service Building 688 Route 15 Mangilao, Guam 96913
P.O. Box 3010, Hagåtña, Guam 96932
Tel. No. (671) 300-6846/48 Fax No. (671) 648-3290

THIS AD IS PAID FOR BY GWA (PUBLIC LAW 26-12)

INVITATION TO BID

The Guam Waterworks Authority invites sealed bids for **Wastewater Pump for Chaot Pump Station** under **GWA IFB NO. 2024-17**. Bids will be received until **10:00 a.m.** Chamorro Standard Time on **September 12, 2024**, at the GWA Procurement Office, situated on the first floor of the Gloria B. Nelson Public Services Building in Mangilao. At this appointed time and location, all bids will be publicly and virtually opened via GoToMeeting and read aloud. Bidders interested in attending the virtual meeting may send their request to psbids@guamwaterworks.org to obtain the GoToMeeting ID/Link prior to the due date and time.

Each bid must be accompanied by a Bid/Performance Bond, amounting to fifteen percent (15%) of the total bid price. Acceptable bid securities include Bid/Performance Bonds, Surety Bonds, or certified/cashier's checks payable to the Guam Waterworks Authority.

A non-refundable fee of \$15.00 is required for each set of bidding documents, available for purchase at the GWA Procurement Office. Alternatively, bidders can access the bid package for download at www.guamwaterworks.org without charge. However, vendors are strongly encouraged to register via email at psbids@guamwaterworks.org or visit the GWA Procurement Office to ensure receipt of updated information, notices, or bid amendments.

GWA retains the right to amend, reject, or revise any or all proposals and to waive minor imperfections in the bid proposal in the best interest of the Guam Waterworks

/s/ **Miguel C. Bordallo, P.E.**
General Manager



GUAM HOUSING CORPORATION

REGULAR BOARD OF DIRECTORS MEETING
Notice of Publication

The Guam Housing Corporation Board of Directors will hold its Regular Meeting on Friday, August 30, 2024, at 12:00 p.m. in the GEDA Conference Room, 5th Floor, ITC Building. This meeting is open to the public via Zoom and can be viewed live on GHC's Facebook page (see link below). Guam Housing Corporation is inviting you to a scheduled Zoom meeting.

Time: August 30, 2024, 12:00 noon Guam, Port Moresby

Join Zoom Meeting
<https://us02web.zoom.us/j/85895828691?pwd=EmprVX0ISow5upZEHRkDWSD2CpJhZH.1>
Meeting ID: 858 9582 8691 Passcode: 664788

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - A. May 31, 2024 Regular Board Meeting
- IV. President's Report for May-July 2024**
- V. Legal Report for May-July 2024**
- VI. Old Business**
- VII. New Business**
 - A. FY 2025 Budget
 - B. FY 2023/ FY 2024 Write-Offs
- VIII. Public Participation**
- IX. Adjournment**

Individuals with disabilities or requiring special accommodations are asked to contact Cassandra Santos at (671) 647-4143.

This Notice of Publication is paid for by Guam Housing Corporation Government Funds.



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
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Joshua F. Tenorio
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Lourdes A. Leon Guerrero
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This advertisement was paid for by GHURA.

APPLY NOW!!

- 158 - CARPENTER with two (2) years exp.** \$18.34 per hour*
Construct, erect, install, and repair structures and fixtures made of wood.
- 193 - CEMENT MASON with two (2) years exp.** \$17.51 per hour*
Smooth and finish surfaces of poured concrete floors, walks, sidewalks or curbs to a specified texture.
- 5 - CONSTRUCTION EQUIPMENT MECHANIC with two (2) years exp.** \$21.77 per hour*
Diagnose, adjust, repair, overhaul and maintain mobile mechanical, hydraulic cranes, bulldozers, graders, and conveyors.
- 80 - ELECTRICIAN with two (2) years exp.** \$21.02 per hour*
Plan layout, install, maintain and repair electrical wiring equipment and fixtures.
- 16 - HEAVY EQUIPMENT OPERATOR with two (2) years exp.** \$18.97 per hour*
Operate one of several types of power construction equipment, such as motor graders, roller compactor, telehandler, bulldozers, scrapers, compressors, pumps, scissors lift, man lift, shovels, tractors, backhoe or excavator.
- 20 - HVAC AND REFRIGERATION MECHANIC with two (2) years exp.** \$21.91 per hour*
Install, service, or repair air conditioning systems and ductwork in residences or commercial establishments.
- 19 - PIPEFITTER with two (2) year exp.** \$19.48 per hour*
Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases.
- 37 - PLUMBER with two (2) years exp.** \$19.48 per hour*
Assemble, install, and repair pipes, fittings, and fixtures of water and drainage systems according to specifications and plumbing codes.
- 109 - REINFORCING METAL WORKER with two (2) years exp.** \$16.98 per hour*
Position and secure steel rods in concrete forms to reinforce concrete.
- 11 - WELDER with two (2) years exp. and current D1.1 welding certification** \$20.30 per hour*
Use hand-welding, flame-cutting, hand-soldering, or brazing equipment to weld or join metal components or to fill holes, indentations, or seams of fabricated metal products. Has maintained the welding test requirements of Section 4 of the ANSI/AWS code and has current welding certification.

***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.

Benefits: Roundtrip airfare for off-island hire, food & lodging at \$150.00 per week; local transportation to/from jobsite. Employer/Employee paid commercial medical insurance provided. **For work performed on SCA contracts ONLY:** Health and Welfare of \$4.80 per hour, 11 Paid Holidays and 2 weeks Paid Vacation after 1 year of service.

Successful applicants must be able to obtain military base access.

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 the matter.

The complete job duties may be viewed in person at
American Job Center, 3rd Floor, GCIC Building
414 W. Soledad Ave. Suite 300, Hagatna, Guam 96910
Or online at www.hireguam.com; Enter Keyword: 2024-097



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This Notice of Publication is paid for by Guam Housing Corporation Government Funds.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

- 4- CARPENTER WITH 1 YEAR EXP.** \$22.00 PER HR.*
Construct, erect, install or repair structures & fixtures made of wood, such as concrete forms or chutes for pouring concrete.
- 8 - CEMENT MASON WITH 1 YEAR EXP.** \$22.00 PER HR.*
Read & follow technical drawings. Examine the forms that hold concrete or cement & ensure that they are properly constructed & set up.
- 5 - CONSTRUCTION EQUIPMENT MECHANIC WITH 2 YEARS EXP.** \$24.00 PER HR.*
Diagnose, adjust, repair or overhaul mobile mechanical, hydraulic & pneumatic equipment such as cranes, bulldozers, graders & conveyors, used in construction. Repair & replace damaged or worn parts.
- 5 - CRANE OPERATOR WITH 2 YEARS EXP.** \$33.00 PER HR.*
Must have NCCCO certification or equiv. Applicants with expired certs or equivalencies must be able to pass refresher course & required exams. Operate crane, mechanical boom & cable equipment to lift & move materials, machines or products in many directions, competent in operating a franna crane.
- 24 - CRANE OPERATOR SUPERVISOR WITH 2 YEARS EXP.** \$34.00 PER HR.*
Must have current NCCCO certification or equiv. Applicants with expired certs or equivalencies must be able to pass refresher course & required exams. Responsible for the day-to-day, hands on, front line supervision of crane operators & truck operators & competent in operating from 10t to 600t cranes, to include mobile through to crawler cranes. Ensure compliance with safety & quality standards. Undertakes & performs necessary training or upskilling of crane operators & truck operators.
- 8 - MECHANIC SUPERVISOR WITH 2 YEARS EXP.** \$32.00 PER HR.*
Must have ASE Master Technician certificate or equiv. Responsible for the day-to-day, hands on, front line supervision of construction equipment mechanics & ensure compliance with safety & quality standards.
- 2 - OCCUPATIONAL HEALTH AND SAFETY TECHNICIAN WITH 2 YEARS EXP.** \$31.00 PER HR.*
Must have OSHA 30-hour or equiv. Monitor workplace activities to promote & ensure employee compliance with applicable safety regulations.
- 6 - OCCUPATIONAL HEALTH AND SAFETY TECHNICIAN SUPERVISOR WITH 2 YEARS EXP.** \$32.00 PER HR.*
Responsible for the day-to-day, hands on, front line supervision of occupational health and safety technicians & ensure compliance with safety & quality standards.
- 8 - RIGGER SUPERVISOR WITH 2 YEARS EXP.** \$30.00 PER HR.*
Must have NCCCO certification or equiv. Applicants with expired certs or equivalencies must be able to pass refresher course & required exams. Responsible for the day-to-day, hands on, front line supervision of riggers & ensure compliance with safety & quality standards.
- 6 - WELDER WITH 1 YEAR EXP.** \$24.00 PER HR.*
Must pass practical/qualification "hands-on" welding test. Responsible for various types of weld preparation, welding & weld finishing operations to manufacture product & to customer drawings, specs or other forms of instruction, working at customer's site or company site.

***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.

Benefit: Paid roundtrip airfare for off-island hire; lodging provided; local transportation from employer's designated lodging facility to/from jobsites; medical insurance provided; dental insurance optional to employee @ 100% cost; eligible to participate in 401k after 1 year employment; 11 paid public holidays; vacation leave accrued at 3.08 hrs per worked week; sick leave accrued at .77 hrs per worked week.

Successful applicant must be able to obtain military base access. Off-island hires must complete a health screening prior to working on Guam.

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 the matter.

For complete job duties, apply in person at American Job Center
414 W. Soledad Avenue, Suite 300, GCIC Building, Hagatna, Guam
Or apply online at www.hireguam.com; Enter Keyword: 2024-094

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: August 22, 2024

SUBJECT: Intent of Award -RFP GHURA-24-004
Ref: Professional Services Installation of Security Cameras

RFP submittal for the subject project was held on July 10, 2024 at 2:00 p.m. A total of 2 bidders registered for the bid and gave bid specifications of which 2 submitted a bid. The evaluation committee evaluated both RFPs based on the qualifying scoring factors listed below:

Relative weight of technical evaluation factors:

Factors	Points
<p>Experience Rating Factor 1: Organizational Background and Overall Experience (50 points)</p> <ul style="list-style-type: none"> • Qualifications and experience relevant to the scope of services describe in Section C. Scope of Work. • Experience working with remote, outdoor venues exposed to the elements. • Can provide feasible solutions to any potential challenges that arise, such as remote locations, wiring, or Wi-Fi connectivity issues, etc. 	50
<p>Rating Factor 2: Overall Quality and Depth of Proposal (30 points)</p>	30

<ul style="list-style-type: none"> • Quality and organization of proposal • Completeness of proposal (all information provided) 	
<p>Rating Factor 3: Additional Information (20 points)</p> <ul style="list-style-type: none"> • Timeline for implementation • Minority or Women or Veteran owned business 	20
Total Points	100 points

Vendor: California Pacific Technical Services LLC, Dba. Calpac.

Total Points- 246

G4s Security Systems (Guam), Inc.

Total Points: 216

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 and to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

GHURA is committed to support its developments by providing added security measures to prevent crime against persons and property by installing security cameras and streetlights. GHURA anticipates that the added security measures will deter high crime activities in the developments and identifying vandals.

In review of the RFP result: California Pacific Technical Services, LLC, Dba. CalPac has qualified based on the qualifying factors. The committee members have determined to proceed with the award for this project to California Pacific Technical Services, LLC to be funded under the Emergency Safety and Security Grant and Capital Fund Program, with a 1-year contract term not to exceed the total amount of \$297,513.77.