



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., March 17, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, March 10, 2026
2nd Printing – Sunday, March 15, 2026

III. APPROVAL OF PREVIOUS BOARD MINUTES – February 10, 2026

	PAGE (S)
IV. NEW BUSINESS	
1. Intent of Award	1 - 3
IFB GHURA-26-010; Back-Up Generator for AMP4, Toto, Guam	
2. Change Order #1	4 - 19
GHURA-25-011; Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam	
3. Change Order #2	20 - 21
GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3	
V. OLD BUSINESS	
Intent of Award	22 - 26
OPA-RFP-26-001; Independent Financial Audit Services for the Guam Housing and Urban Renewal Authority	
VI. EXECUTIVE DIRECTOR'S REPORT	
Project Updates	27 - 58
VII. GENERAL DISCUSSION / ANNOUNCEMENTS	
Next proposed scheduled Board Meeting: Tuesday, March 31, 2026 @ 12:00 p.m.	
VIII. ADJOURNMENT	



A.B. WON PAT INTERNATIONAL AIRPORT GUAM

RFP
GIAA RFP No. L-001-FY26
 ISSUE DATE
March 10, 2026
 DEADLINE
March 31, 2026 at 4:00PM (ChST)
 RFP AVAILABLE AT
www.guamairport.com

**REQUEST FOR PROPOSAL
 LEASE OF AIRPORT INDUSTRIAL PARK BUILDING
 (Tract 1427, Block 1, Lot No. 1)**

The A.B. Won Pat International Airport Authority, Guam (GIAA), invites the submission of competitive proposals from qualified parties (Proposers) for the lease of the building above located on Route 10-A Barrigada, Guam. Priority will be given to aeronautical and aviation-related companies.

or FOR PICK-UP
GIAA Administration Offices
 3rd Floor, Airport Terminal with \$10 fee for electronic .pdf file on flash drive (671) -646-0300

FOR MORE INFORMATION CONTACT:
SINGLE POINT OF CONTACT
Vanessa Pangindian via email at GIAARFP-L-001-FY26@guamairport.net

AD PAID FOR BY GIAA

**THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 Board of Commissioners Meeting • Tuesday, March 17, 2026 at 12:00 PM.**
 This meeting is open to the public via Zoom

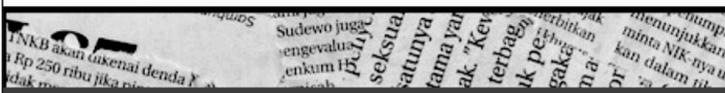
Topic: GHURA BoC Meeting on Tuesday, March 17, 2026 at 12PM
 Time: Mar 17, 2026 12:00 PM Guam, Fort Moresby
 Join Zoom Meeting
<https://us06web.zoom.us/j/82767391072?pwd=uRc4aOdbbFdOmuXDdbZ540as4yvvTq.1>
 Meeting ID: 827 6739 1072 Passcode: 374831
 Watch YouTube Live Stream <https://www.youtube.com/channel/UCGqKWU0kOmT0FOLyn48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - February 10, 2026
- IV. NEW BUSINESS
 - 1. Intent of Award; IFB GHURA-26-010; Back-Up Generator for AMP4, Toto, Guam
 - 2. Change Order #1: GHURA-25-11; Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam
 - 3. Change Order #2: GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3
- V. OLD BUSINESS
 - Intent of Award; OPA-RFP-001; Independent Financial Audit Services for the Guam Housing and Urban Renewal Authority
- VI. EXECUTIVE DIRECTOR'S REPORT
 - Project Updates
- VII. GENERAL DISCUSSION / ANNOUNCEMENTS
 - Next proposed scheduled Board Meeting - Tuesday, March 31, 2026 @ 12:00 p.m.
- VIII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA 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.

CLASSIFIED ADVERTISING



**ONLY \$16.00
 PER COLUMN INCH**

Call us at 671.649.1924 or email: krista@postguam.com

USSI Now Hiring

UTILITY GRADE SOLAR TECHS
 Troubleshooting/Maintenance/ Repairs
 Full Time; Company Benefits
 Experience Required
Call Dianne
671-648-0030
fredridm@ussicorp.com

USSI Now Hiring

ELECTRICAL/MECHANICAL TECHS
 Troubleshooting/Maintenance/ Repairs
 Full Time; Company Benefits
 Experience Required
Call Dianne
671-648-0030
fredridm@ussicorp.com



DEPARTMENT OF ADMINISTRATION
 DIPATTAMENTON ATMENESTRASION
 GENERAL SERVICES AGENCY DIVISION
 (Ahension Setbision Hinirat)
 Telephone (Telifon): 671-475-1705/1706



Sole Source

Public Law 36-70
 5GCA5214

VENDOR:	DESCRIPTION:	CONTRACT TERMS:	TOTAL AMOUNT:
University of Hawaii	National Tsunami Hazard Mitigation Program (NTHMP) Grant Task 2: Modeling and Mapping of Tsunami Inundation for Agat Coastline	1 Year	\$127,696.00

THIS ADVERTISEMENT WAS PAID WITH FEDERAL FUNDS BY:
 Governor's Office
 Public Law 36-70

Sole Source awarded are posted on the Agency's website at www.gsa.doa.guam.gov

APPLY NOW!!

20 - AUTOMOTIVE MECHANIC WITH 18 MONTHS EXPERIENCE \$30.04 PER HOUR*

Duties: Repairs, rebuilds, and/ or overhauls major assemblies of internal combustion automobiles, buses, trucks or tractors. Work involves most of the following: Diagnosing the source of trouble and determining the extent of repairs required; replacing worn or broken parts such as piston rings, bearings or other engine parts; grinding and adjusting valves; rebuilding carburetors; overhauling transmissions; and repairing fuel injection, lighting and ignition systems. Diagnose, adjust, repair and overhaul automobiles, buses, trucks, tractors and construction equipment, and maintain and repair diesel engines. Diagnose faults and/or malfunctions in engines to determine required repairs using engine diagnostic equipment such as computerized test equipment and calibration devices. Repair, overhaul and replace engines and subassemblies such as transmissions, transmission differentials, ignition systems, pumps, generators, control valves and hydraulic cylinders using mechanic's hand tools, welding equipment, standard charts and hoist. Test, repair, overhaul and replace engines, and such subassemblies to ensure operating properly. Adjust and reline brakes, align wheels and reassemble equipment. Install new ignition systems, align wheels, change or recharge batteries and replace transmissions and other parts. Inspect, repair and maintain mechanical equipment and machinery such as pumps and compressors. Perform routine maintenance such as lubricating equipment and machinery.

13 - HEAVY & TRACTOR-TRAILER TRUCK DRIVER WITH 1 YEAR EXPERIENCE; MUST BE ABLE TO ACQUIRE COMMERCIAL (C) DRIVER'S LICENSE AFTER HIRING \$18.54 PER HOUR*

Duties: Drives trucks with capacities greater than 3 tons, including tractor-trailer combinations, to transport and deliver products and other materials. Checks vehicles to ensure that mechanical, safety, and emergency equipment is in good working order. Operates vehicles and material-moving equipment. Maneuvers trucks into loading or unloading positions, following signals from loading crew and checking that vehicle and loading equipment are properly positioned. Secures cargo for transport, using ropes, blocks, chain, binders, or covers. Inspects loads to ensure that cargo is secure. Couples or uncouples trailers by changing trailer jack positions, connecting, or disconnecting air or electrical lines, or manipulating fifth-wheel locks. Collects delivery instructions from appropriate sources, verifying instructions and routes. Obtains receipts or signatures for delivered goods and collect payment for services when required. Checks conditions of trailers after contents have been unloaded to ensure that there has been no damage. Performs basic vehicle maintenance tasks, such as adding oil, fuel, or radiator fluid, performing minor repairs, or washing trucks. Reports vehicle defects, accidents, traffic violations, or damage to the vehicles. Maintains logs of working hours or of vehicle service or repair status, following applicable state and federal regulations.

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.*

Successful applicant must be able to obtain military base access. Employees are required to take and pass a substance abuse test after hire.

Benefits: Round-trip airfare for off-island hire, Lodging @ \$80.00/wk., Health and Welfare Benefits of \$4.54 p/hr., and 10 paid holidays per year.

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 Hagatna, Guam
 Or apply online at www.hireguam.com; Enter Keyword: 2026-053

Notices Posted Today

First Notice: GHURA Board of Commissioners Meeting - 03/17/2026 @ 12:00pm ChST

ANNOUNCEMENT

 **Posted on:** 03/10/2026 11:09 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](#)

JOB ANNOUNCEMENT

Opening for Electrical Engineering & Construction Manager w/ S.E.T.- Pacific, Inc. dba SET Electric in Tamuning, GU. Min Req: Bach deg in Electrical Engrg or Electrical Engrg Technology (may be foreign educ equiv); 2 years of exp as Electrical Engineering & Construction Manager or Electrical Site Manager; 6 months of exp in using AutoCAD and 1 year of exp using MS Project. Manages and coordinates the planning and completion of the electrical works elements of construction projects. Manages and monitors the work of the project engineers, construction workforce and/or electrical subcontractor in the execution and installation of the electrical works. Uses AutoCAD and MS Project in performing job duties. Travels each workday to the company's job sites in the MSA of Guam. If interested, send CV to Ty Jacot, S.E.T.- Pacific, Inc. dba SET Electric's General Manager, by mail to PMB 242, 1270 N. Marine Corps Drive, Ste 101, Tamuning, GU 96913 or email to tjacot@setelectricguam.com. Verification of qualifications required.

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Facility: Guam Mini Storage
Address: 380 East Harmon Industrial Park Rd. Tamuning, GU 96913

Notice is hereby given that the contents of the following units will be sold at public sale to satisfy the owner's lien pursuant to applicable law. Sale conducted ONLINE at www.bid13.com.

Auction Starts: March 16, 2026 at 10:00 AM
Auction Ends: March 27, 2026 at 10:00 AM

- E60 – D. Powell
- E62 – M. Funkugub
- B15 – I. Ambros
- E49 – M. Remis
- F41 – T. Ogo
- B6 – S. Toves
- B7 – P. Miner
- C17C38 – D. Dungca

Property sold to highest bidder, as-is. \$100 refundable cleaning deposit required. Removal within 72 hrs. Facility reserves the right to withdraw any unit prior to auction close.

Early bidding encouraged. Register at www.bid13.com.
Info: (671) 647-5720 | Find us on Facebook & IG

DETRY PUMPING SERVICE

IMMEDIATELY HIRING
*TRUCK DRIVER (with AB LICENSE)
*Call Center Assistant
*General Helpers
MUST HAVE RELIABLE TRANSPORTATION
Please call for more information
671.646.5946

ISLAND-WIDE HOME DELIVERY

Get the most local print content delivered to your doorstep daily.



Contact us at customerservice@postguam.com or call 671-649-1924

GUAM EDUCATION BOARD

501 Mariner Avenue, Barrigada, Guam 96913-1608
Telephone: (671) 300-1627 Facsimile: (671) 472-5003
Website Address: www.gdoe.net/gwb

JUDITH GUTHERTZ, DPA
Chair

MARY A.Y. OKADA, Ed.D.
Vice-Chair

Guam Education Board REGULAR MEETING

Tuesday, March 17, 2026 • 3PM • Gallery, Bldg. B, Tiyan

AGENDA

- INFO I. Meeting Call to Order
- INFO/ACTION II. Consent Calendar
 - a. February 24, 2026 Regular Meeting Minutes
 - b. February 24, 2026 Superintendent's Report
- INFO III. Communications
 - a. Correspondence received by the Board after February 24, 2026
- INFO IV. Ex-Officio Member Reports
 - a. Islandwide Board of Governing Students (IBOGS) Report
 - b. Guam Federation of Teachers (GFT) Report
 - c. Mayor's Council of Guam (MCOG) Report
- INFO/ACTION V. Unfinished Business/Committee Reports
 - a. Superintendent's Report
 - i. JFKHS/SSHS Double Session Status Report
 - ii. FEMA Projects Status Report
 - iii. FBLG Renovation Status Report
 - iv. Mold Mitigation/Fencing Status Report
 - v. Dashboard Status Report
 - vi. Student Behavior Infractions
 - vii. Financial Issues
 - viii. Transition Updates
 - ix. Micronesia Leadership Summit – Saipan, CNMI April 20-23, 2026
 - b. Executive Committee
 - i. 2026 GEB Standing Committee Assignments
 - c. Instructional & Academic Support Committee
 - i. March Head Start Report
 - ii. Resolution 2026-03 Relative to Urging the Guam Department of Education to Consider Reintroducing and Requiring Civics Education at the Middle School and High School Levels and to Establish a GDOE Civics Recognition
 - d. Safe & Healthy Schools Committee
 - i. Security Concerns
 - e. Policy Review & Strategic Planning Committee
 - f. Fiscal Management Committee
 - i. GDOE Financial Report
 - 1. Accounts Payable Aging Report
 - 2. Declaration of Financial Status Designation
 - 3. Unaudited Statement of Appropriation, Expenditures, and Encumbrances for Fiscal Year 2026
 - 4. Grant Status Report for Fiscal Year 2026
 - ii. US Department of Education Specific Conditions Report
 - iii. FY 2025 Audit Update
 - iv. Management and Curriculum Audit
 - g. Legislative Committee
 - i. Legislative Proposals Introduced
- INFO VI. New Business
- INFO/ACTION VII. Executive Session (Board Policy 125.12)
 - a. Personnel matters (5 GCA § 8111 (a))
 - b. Matters within scope of Public Employee-Management Relations Act, including collective bargaining (5 GCA § 8111 (b))
 - c. Superintendent's Evaluation
 - d. Legal Matters
- INFO VIII. Celebrate Success
- INFO/ACTION IX. Public Participation (Board Policy 125.6) Time Limit 3 minutes
- INFO/ACTION X. Announcements & Adjournment

The public is welcome to view the meeting via live stream at <https://www.youtube.com/@guamdepartmentofeducation5142>.

Individuals requiring special accommodations or information or wish to submit public testimony via email may contact Kathleen Lamorena by email: krlamorena@gdoe.net.

This advertisement was paid by GDOE local funds.

PORT OF GUAM
ATURIDAD I PUEYTON GUAHAN
Jose D. Leon Guerrero Commercial Port
1026 Cabras Highway, Suite 201, Piti, Guam 96915
Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445
Website: www.portofguam.com

NOTICE OF PUBLIC HEARING

**Jose D. Leon Guerrero Commercial Port of Guam
2025 Master Plan**

Wednesday, March 25, 2026 • PAG Board Conference Room • 3:00 pm - 5:00 pm

In accordance with the requirements of 5 GCA § 1205, the Bureau of Statistics and Plans, in conjunction with the Port Authority of Guam (PAG), will be conducting a public hearing on the Jose D. Leon Guerrero Commercial Port of Guam 2025 Master Plan.

Agenda: I. Call to Order; II. Introductions; III. Master Plan Presentation; IV. Public Comment Period; V. Adjournment.

The public is invited to attend and provide comment on the Port of Guam 2025 Master Plan, which is available for public review on the Port's website at www.portofguam.com/modernization and the Bureau of Statistics and Plans website, <https://bsp.guam.gov/latest-news/>. Hard copies are available for review at the Bureau of Statistics and Plans, Office of the Director, 513 West Marine Corps Drive, Ricardo J. Bordallo Complex, Hagatna, 8am-5pm and at the Port's Strategic Planning Division, 1026 Cabras Highway, Suite 203, Piti. Oral and written testimonies will be accepted at the hearing or may be submitted online to gcmp@bsp.guam.gov. Please include your name when submitting testimonies online. **Deadline to submit comments is 5:00 PM on March 26, 2026.**

For more information, please contact PAG Chief Planner Joe Javellana at 671-477-5931/4, ext. 234. Any persons needing special accommodations, please email mduenas@portofguam.com or call 671-477-5931/4, ext. 201/202.

/s/ RORY J. RESPICIO
General Manager

This advertisement is paid with government funds by the Port Authority of Guam.

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting • Tuesday, March 17, 2026 at 12:00 PM.

This meeting is open to the public via Zoom
Topic: GHURA BoC Meeting on Tuesday, March 17, 2026 at 12PM
Time: Mar 17, 2026 12:00 PM Guam, Port Moresby
Join Zoom Meeting
<https://us06web.zoom.us/j/82767391072?pwd=uRc4aOdbFdOmuXDbbZ540as4vyyTq.1>
Meeting ID: 827 6739 1072 Passcode: 374831
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 - February 10, 2026
 - IV. NEW BUSINESS
 - 1. Intent of Award; IFB GHURA-26-010; Back-Up Generator for AMP4, Toto, Guam
 - 2. Change Order #1: GHURA-25-11; Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam
 - 3. Change Order #2: GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3
 - V. OLD BUSINESS
 - Intent of Award; OPA-RFP-001; Independent Financial Audit Services for the Guam Housing and Urban Renewal Authority
 - VI. EXECUTIVE DIRECTOR'S REPORT
 - Project Updates
 - VII. GENERAL DISCUSSION / ANNOUNCEMENTS
 - Next proposed scheduled Board Meeting - Tuesday, March 31, 2026 @ 12:00 p.m.
 - VIII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA 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.



SECOND NOTICE: GHURA Board of Commissioners Meeting - 03/17/2026 @ 12:00pm ChST

> Previous Page > All Notices

Quick Links: View ALL Notices | Posted Today | Posted This Week | Posted This Month | More Filters...

SECOND NOTICE: GHURA Board of Commissioners Meeting - 03/17/2026 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 03/13/2026 03:04 PM

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](#)

GHURA Board of Commissioners Meeting will be held on March 17, 2026 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20March%2017%202026%20BOC%20Mtg.pdf>



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 10, 2026
GHURA's Main Office (via Zoom)
1st 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 **12:05 P.M., Tuesday, February 10, 2026**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **5 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/85686520753?pwd=UoF3uQivmXJIGGc2BM3DPvZij3VPES.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	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 type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	<i>*No Request to attend meeting virtually was submitted.</i>		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input checked="" type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Bernadette Tyquiengco AMP4 Manager <input checked="" type="checkbox"/> Jolyn Terlaje, CD Manager <input type="checkbox"/> Miguel Fernandez, AE <input type="checkbox"/> Maria Cherry Canete, AE <input type="checkbox"/> Sherene Mantanona <input 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 checked="" type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input type="checkbox"/> Antonio Camacho, Housing Procurement Admin. <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro, Section 8 Administrator <input type="checkbox"/> Michael Ricuyal, AE <input type="checkbox"/> Patrick Luces <input checked="" type="checkbox"/> Naricel Carlos <input checked="" type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Thalia Pablo <input checked="" type="checkbox"/> Joyce Aguon <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Andrew Manglona <input type="checkbox"/> Breanne Bliss <input checked="" type="checkbox"/> AMP4 Staff <input checked="" type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> Brittney Quinata <input checked="" type="checkbox"/>		
Public	Philomena San Nicolas		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1ST Printing – Tuesday, February 3, 2026

2nd Printing – Sunday, February 8, 2026

Acknowledged by Chairman Rivera

III. APPROVAL OF PREVIOUS BOARD MINUTES

[639/26] Vice Chairman Sanchez moved to approve the January 27, 2026 Board meeting minutes with corrections. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.

IV. NEW BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution FY2026-011 Commending Ms. Philomina C. San Nicolas, Property Site Manager, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)</p>	<p>[640/26] Executive Director Napoli presented Resolution No. FY2026-011 commending Ms. Philomina C. San Nicolas, Property Site Manager, for her 37 years of government service, including her service with GHURA beginning in 1989 and her role as Property Site Manager since 2011, found on pages 1-2 of the GHURA BoC February 10, 2026 packet and on the GHURA website, www.ghura.org.</p> <p>The Board presented Ms. San Nicolas with a retirement plaque recognizing her contributions to GHURA and the public housing program. Ms. San Nicolas addressed the Board and expressed appreciation for her years of service with GHURA and the opportunity to work with the GHURA staff.</p> <p>Board members also expressed appreciation for her mentorship and service.</p>	<p>[641/26] Motion: Commissioner Torres moved to approve Resolution No. FY2026-011 commending Ms. Philomina C. San Nicolas, Property Site Manager, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA).</p> <p>Second: Commissioner Corpus. There were no objections by the other board members.</p> <p>Vote: 5–0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Change Order #1 GHURA-24-11; Rehabilitation of Agana Heights Fourplex</p>	<p>[642/26] The Executive Director presented Change Order No. 1 for Contract GURA-24-11, Rehabilitation of the Agana Heights Fourplex, and referenced the letter dated February 1, 2026 to Mr. Guo, General Manager of Guam Evergreen Construction Corporation on pages 3-4 of the GHURA BoC February 10, 2026 packet and on the GHURA website, www.ghura.org.</p> <p>She explained that the change order covers additional work discovered during construction, including replacement of corroded waterline piping for four units, water meter and water line leak repairs coordinated with GWA, and closet base panel replacement for units one and three, for a total of \$96,500.</p> <p>The Executive Director stated that the original contract amount was \$289,900, with notice to proceed issued December 15, 2025, and a contract duration of 180 days. With the \$34,600 equitable adjustment and the proposed change order, the adjusted contract amount becomes \$421,000, with a 30-day extension and a new completion date of July 13, 2026.</p> <p>An A&E presentation explained that deteriorated piping was discovered after fixtures were removed during rehabilitation. Additional issues included a leaking water meter and water-damaged closet panels. The presenter noted that the contractor's initial proposal of \$135,000 was negotiated down to \$96,500 by converting embedded piping to surface-mounted piping, reducing costs.</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Commissioners asked about the possibility of using contingencies for unforeseen conditions. Staff explained that change orders allow GHURA to review discoveries and control costs, particularly in older buildings where hidden conditions are common.</p> <p>No further questions were raised.</p>	<p>[643/26] Motion: Vice Chairman moved to approve Change Order No. 1 for Contract GURA-24-11, rehabilitation of the Agana Heights Fourplex, increasing the contract amount to \$421,000 and extending the completion date to July 13, 2026 (one hundred eighty days) to Guam Evergreen Construction Corporation.</p> <p>Second: Commissioner Corpus seconded the motion. There were no objections.</p> <p>Vote: 5-0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Intent of Award IFB GHURA-26-004; Renovation of 26 Public Housing Units at AMP's 1, 2, and 4</p>	<p>[644/26] Executive Director Napoli presented the Intent to Award IFB GHURA-26-004 for the renovation of 26 public housing units at AMP 1, 2, and 3 on pages 5-13 in the GHURA BoC February 10, 2026 packet and on the GHURA website, www.ghura.org.</p> <p>No further questions were raised.</p>	<p>[645/26] Motion: Vice Chairman Sanchez moved to approve the Intent to Award IFB GHURA-26-004 for the renovation of 26 public housing units at AMP 1, 2, and 4, awarding \$825,400 to Oh Construction for Bid Items 1 and 2 and \$541,000 to Guam Evergreen Construction Corporation for Bid Item 3 for a total project cost of \$1,366,400 with a project timeline of 240 consecutive calendar days with no option periods.</p> <p>Second: Commissioner Torres seconded. There were no objections</p> <p>Vote: 5–0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. Intent of Award OPA-RFP-001; Independent Financial Audit Services for the Guam Housing and Renewal Authority</p>	<p>[646/26] Executive Director Napoli requested that the item be tabled until the next Board meeting.</p> <p>The Chairman acknowledged the request and noted for the record that Agenda Item 4 was tabled.</p>	

V. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITEM	DISCUSSION	ACTION
	<p>[647/26] Executive Director Napoli reported that HUD Region 9 Administrator William Spencer will be traveling to Guam and the CNMI on March 23-24. She advised that HUD has requested a meeting with the GHURA Board of Commissioners on Monday, March 23, 2026 from 9:30 a.m. to 11:30 a.m., and asked Commissioners to mark their calendars.</p> <p>She noted that Attorney Laura Han and additional HUD staff are expected to accompany the Regional Administrator during the visit.</p> <p>Executive Director Napoli concluded her report, and no further updates were presented.</p>	

VI. GENERAL DISCUSSION ANNOUNCEMENTS

AGENDA ITEM	DISCUSSION	ACTION
	<p>[648/26] Chairman Rivera announced that the next proposed Board meeting is scheduled for Tuesday, February 24, at 12:00 p.m., and asked Commissioners to mark their calendars. Attendance will be confirmed prior to the meeting.</p> <p>During discussion, Commissioner Torres commented on the recent Toto Gardens event, noting strong community participation, especially from youth, and positive media coverage from local outlets including PDN, The Guam Daily Post, and KUAM. The Commissioner also noted that the event highlighted the impact of the GPD Eastern Substation and its benefits to the community.</p> <p>Additional discussion followed regarding public outreach and media coverage of GHURA projects.</p> <p>No further announcements were made.</p>	<p>Motion: Commissioner Torres moved to adjourn the February 10, 2026 BoC meeting</p> <p>Second: Vice Chairman Sanches seconded the motion.</p> <p>Vote: No objections. Motion carried.</p> <p>The meeting was adjourned at 1:04 PM.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/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: February 27, 2026

SUBJECT: Intent of Award
 IFB GHURA-26-010
 Back-up Generator for AMP 4, Toto Guam

Bid opening for the subject project was held on February 12, 2026, at 2:00 p.m. A total of 8 bidders registered for the bid and given bid specifications of which two submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendors:	Bid Bond	180 Consecutive Calendar Days.
1	O.H Construction	<input checked="" type="checkbox"/> Bid Bond 15% of total bid amount	Awarded Base Bid Item No. 1 \$169,500.00 Total: \$169,500.00
2	ILMA International, Inc. / Itech Builders	<input checked="" type="checkbox"/> Cashier's Check 15% of total bid amount	Base Bid Item No. 1 \$182,500.00 Total: \$182,500.00
Government Estimate			\$156,441.60

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

O.H Construction (Awarded)

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1.				
1.	50 KVA Generator/ Special Order through Mid-Pac Distributor	1			\$65,000.00
2.	Installation of Generator and Training				\$45,000.00
3.	Maintenance and Service / 5 years				\$40,000.00
4.	Electrical Work				\$19,500.00
	Total Amount Base Bid 1:				\$169,500.00

ILMA International, Inc./Itech Builders

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1.				
1.	Supply New Diesel Engine Generator 50 KVA 120/240 Volt, single phase, 60 HZ, NEPA 110, Level 1 (KOHLER)				\$72,500.00
2.	Installation and Training / Supervision by Certified Engineer				\$60,000.00
3.	5 Years Maintenance and Service (parts included)				\$50,000.00
	Total Amount Base Bid:				\$182,500.00

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.

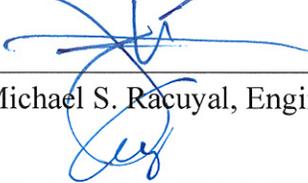
The AMP4 management and staff are committed to ensuring uninterrupted support services for our residents. The purchase of a generator aims to maintain office operations during power outages, preventing any disruption that could affect resident assistance. The generator is expected to automatically activate when a power failure is detected, allowing staff to continue their work, operate computer systems and deliver essential services without interruption.

In review of the bid result: O.H. Construction provided the lowest responsive and responsible bid. The committee members determined to proceed with the award of the project to O.H. Construction in the amount of \$169,500.00 for Bid Item No. 1. The following project timeline: is 180 consecutive calendar days at the cost of \$169,500.00, with no option periods.

Concurred and accepted by the committee members:



Patrick S. Lucas, Program Coordinator IV

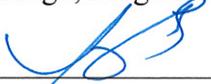


Michael S. Racuyal, Engineer III

Maria Cherry Canete, Program Coordinator II



Ervin Santiago, Program Coordinator III



Brencis Briones, Buyer II



Andrew Chamberlain, Buyer II



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



Change Order No. 1

GHURA-25-011

Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam

March 3, 2026

Mr. Young Kim
General Manager
Genesis-Tech Corporation
P.O. Box 23059
Barrigada, Guam 96921

SUBJECT: Change Order No. 1: GHURA-25-011: Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam

Dear Mr. Kim:

In reference to your Contract dated November 19, 2025, for the Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam. 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 Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam as:

	Material and Labor description	Amount
1.	Existing window is 2 ft W X 7.6 ft H New Bedroom Window 4 ft W X 4 ft H New Living Room Windows 2 ft W X 4 ft H 2 Bedroom Units (6 total units) <ul style="list-style-type: none"> • Bedroom Window #1 Reinforce concrete infill Quantity (12 Each) • Bedroom Window #2 Bedroom New Window (4 ft X 4 ft) Enlarge window opening and Reinforce concrete 	



Change Order No. 1

GHURA-25-011

Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam

	<p>infill and Installation (12 Each)</p> <ul style="list-style-type: none"> Living room New Window (2 ft x 4 ft) Enlarge window opening and Reinforce concrete infill and Installation (12 Each) 	\$70,800.00
2..	<p>Existing window is 2 ft W X 7.6 ft H New Bedroom Window 4 ft W X 4 ft H New Living Room Windows 2 ft W X 4 ft H</p> <p>3 Bedroom Units (7 units)</p> <ul style="list-style-type: none"> Bedroom Window #1 Reinforce concrete infill Quantity (21 Each) Bedroom Window #2 Bedroom New Window (4 ft X 4 ft) Enlarge window opening and Reinforce concrete infill and Installation (21 Each) Living room New Window (2 ft x 4 ft) Enlarge window opening and Reinforce concrete Infill and Installation (21 Each) 	\$123,900.00
3.	<p>Existing window is 2 ft W X 7.6 ft H New Bedroom Window 4 ft W X 4 ft H New Living Room Windows 2 ft W X 4 ft H</p> <p>4 Bedroom Units (3 units)</p> <ul style="list-style-type: none"> Bedroom Window #1 Reinforce concrete infill 2 ft W X 7 ft H (12 Each) Bedroom Window #2 New Window (4 ft X 4 ft) Enlarge window opening and Reinforce concrete infill and Installation (12 Each) Living room New Window (2 ft x 4 ft) Enlarge window opening and Reinforce concrete Infill and Installation (9 Each) 	\$64,800.00
4.	<p>Installation of New Interior door (34 ft W X 80 ft H Solid core wood door)</p>	\$2,450.00
	Deduction from Contract Schedule of values	(\$66,000.00)
		Total: \$195,950.00



Change Order No. 1

GHURA-25-011

Rehabilitation of 16 Guam Housing Corporation Units in Lada, Dededo, Guam

Original Contract:	\$1,030,000.00	Contract NTP Date:	February 03,2026
Changes Approved:	0	Contract Duration:	180 Calendar Days
This Change Order:	\$195,950.00	Extension This Change Order:	0 calendar days
Adjusted Contract Amount:	\$1,225,900.00	New Completion Date:	August 02, 2026

GHURA A/E division reviewed the proposed scope of work and cost, and deemed it to be a fair and reasonable cost for the scope of work needed to complete the rehabilitation.

ACCEPTED: Genesis-Tech Corporation

Mr. Young Kim
General Manager

Date:_____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

Elizabeth F. Napoli
Executive Director

Date:_____



GUAM HOUSING CORPORATION

P.O. Box 3457, Hagåtña, Guam 96932



Lourdes A. Leon Guerrero
Governor of Guam
Maga' Hågan Guåhan

Joshua F. Tenorio
Lt. Governor of Guam
Segundo Maga' Låhen Guåhan

Francisco A. Florig
Chairman

Sandra F. Bordallo
Vice-Chairwoman

Romeo A. Angel
Director

Mark A. Duarte
Director

Lillian O. Guerrero
Director

Gustavo A. Morales
Director

Edith C. Pangelinan
President

Angela M. Camacho
Manager

March 13, 2026

VIA ELECTRONIC MAIL

Elizabeth Napoli
Executive Director
Guam Housing and Urban Renewal Authority
117 Bienvenida Avenue
Sinajana, Guam 96910

Hafa Adai Ms. Napoli,

I am writing to advise that the requested change orders to Phase II of the Lada Gardens Renovation Project are approved as follows:

Change Order No. 1

Approval is granted for Item II. Window Works and 3.2 Door Works only as noted in Change Order Proposal No. 1. All others requested under CO Proposal No. 1 are disapproved at this time.

Change Order No. 2

Change Order No. 2 is approved as submitted.

For your reference, I have attached Change Order Proposal No. 1 (Submittal No. 6) and Change Order Proposal No. 2 (Submittal No. 8).

Should you have any questions, please do not hesitate to reach out to me.

Senseramente,



Edith Pangelinan
President

Encl: Change Order Proposal No. 1 (Submittal No. 6)
Change Order Proposal No. 2 (Submittal No. 8)

590 S. Marine Corps Drive, Ste. 514 ITC Building, Tamuning, Guam 96931
Telephone Number (671) 647-4143/46 • Fax Number (671) 649-4144

TRANSMITTAL

Date : February 9, 2026

To : **Mr. Sonny Perez, A/E Manager**
 Architect and Engineering Division
 Guam Housing and Urban Renewal Authority

Attention : **Mr. Andrew Manglona-Planner**
 Architect and Engineering Division

Thru **Mr. Ervin Santiago**
 GHURA A/E Program Coordinator

Subject : Submittal No. 6
Rehabilitation of 16 Guam Housing Corporation units at Lada, Dededo, Guam
IFB-GHURA-25-011

FORWARDED HEREWITH:

Shop Drawing Plan Specifications Request for information's Electronic File os Diskette(s)
 Copies of Drawings **Transmittal Letter** Material Submittal Estimates **Request of Change Order**

This Package Includes the following:

Item No.	Item Description	No. of Copies			Contract Reference Documents	For Action Code
		Qty.	Units	Dept.		
1.0	Proposal of Change Order No. 1	7	pages	GHURA		
2.0	Copy of email	9	pages			
				FME Management		
B - Approval is granted for Item II. Window Works and 3.2 Door Works Only as noted in Change Order Proposal Number 1.						

REMARKS:

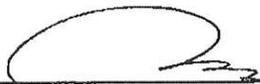
C - All others are disapproved at this time.

THE FOLLOWING ACTION CODES ARE GIVEN TO ITEMS SUBMITTED

A-Approved as submitted

B-Approved as noted

C-Disapproved



 Genesis-Tech Corporation

REC'D SECTION 8
FEB 9 '26 PM 2:40

Genesis-Tech Corporation

P.O. Box 23059
Barrigada, Guam 96921
Tel/Fax :(671)637-3370
Cell (671)888-5785
email: genesisstechguam@gmail.com

02/09/2026

To: **Ms. Elizabeth F. Napoli**, Director
Guam Housing and Urban Renewal Authority
117 Bien Venida, Sinajana Guam 96910

Attn: **Mr. Sonny Perez**, A/E Manager
Architect and Engineering Division

Thru: **Mr. Ervin Santiago**
GHURA A/E Program Coordinator

Subject: **Change Order Proposal No. 1**
Window, Door and Drop Ceiling Modifications due to existing conditions

Reference: Rehabilitation of 16 Guam Housing Corporation units at Lada,
Dededo, Guam (GHURA-25-011)

Hafa Adai!

This Change Order is issued to formally document and authorize revisions to the original Scope of Work resulting from unforeseen site conditions encountered during construction. Please refer to the attached email for details.

These conditions necessitate modifications to:

- Window configurations and associated exterior wall construction.
- Interior doors
- Drop ceiling systems.

This Change Order defines the **revised scope of work, associated cost adjustments, and requested time extension** as outlined herein.

II. Scope of Work – Window Installation

2.1 General

Field verification revealed that existing window openings were **undersized and inconsistent** with the approved construction documents. Demolition, enlargement, infill, and structural modifications are required to accommodate new window installations.

2.2 Bedroom Windows – Enlargement, Closure, and New Installation

- Remove existing bedroom windows and modify exterior wall openings.
- Where two (2) existing openings occur on the same wall:
 - One (1) opening to be permanently infilled with reinforced concrete.
 - Remaining opening enlarged to accommodate new window installation.
- All exposed or residual wall openings to be properly infilled and finished with reinforced concrete.

2.3 Living Room Windows – Enlargement and New Installation

- Enlarge existing openings to accommodate new living room windows.
- Properly infill and finish any residual wall openings with reinforced concrete.

2.4 Associated Construction Work

- Demolition of wall sections for new window dimensions and permanent closure of unused openings.
- Installation of reinforcing steel (rebar) at infill and gap areas, doveled into existing concrete using epoxy adhesive.
- Installation of temporary formwork for wall infill and window expansion areas.
- Placement of concrete and finishing concrete surfaces flush with existing wall planes; remove formwork after curing.
- Plastering of modified wall surfaces to achieve smooth, uniform finish.
- Installation of new windows, including perimeter sealing and finishing.
- Final painting of all newly finished wall surfaces.
- Removal and disposal of demolition debris and construction waste.

All work shall comply with approved construction documents, applicable codes, and inspection requirements.

2.5 Window Sizes (Reference)

Existing Windows 2'-0" W x 7'-6" H	New Bedroom Windows 4'-0" W x 4'-0" H	New Living Room Windows 2'-0" W x 4'-0" H
--	---	---

III. Cost Summary – Window Installation

2-Bedroom Units (6 Total Units): 136A, 143A, 143B, 145A, 145B, 147B

Description	Quantity	Unit Price (USD)	Subtotal (USD)
Bedroom window (2'-0" W x 7'-6" H) blocking (Reinforced concrete enclosure infill)	12 ea.	\$1,700	\$20,400
Bedroom New Window (4'-0" W x 4'-0" H) Enlargement (Demolish, Reinforced concrete infill) & Installation	12 ea.	\$2,200	\$26,400
Living room New Window (2'-0" W x 4'-0" H) Enlargement (Reinforced concrete infill) & Installation	12 ea.	\$2,000	\$24,000
Subtotal – 2 Bedrooms			<u>\$70,800.00</u>

3-Bedroom Units (7 Total Units): 151, 161B, 181B, 207, 242, 452 and 126A

Description	Quantity	Unit Price (USD)	Subtotal (USD)
Bedroom window(2'-0" W x 7'-6" H) blocking (Reinforced concrete enclosure infill)	21 ea.	\$1,700	\$35,700
Bedroom New Window(4'-0" W x 4'-0" H) Enlargement(Demolish, Reinforced concrete infill) & Installation	21 ea.	\$2,200	\$46,200

Description	Quantity	Unit Price (USD)	Subtotal (USD)
Living room New Window(2'-0" W × 4'-0" H) Enlargement(Reinforced concrete infill) & Installation	21 ea.	\$2,000	\$42,000
Subtotal – 3 Bedrooms			<u>\$123,900.00</u>

4-Bedroom Units (3 Total Units): 169B, 204 and 456

Description	Quantity	Unit Price (USD)	Subtotal (USD)
Bedroom window(2'-0" W × 7'-6" H) blocking (Reinforced concrete enclosure infill)	12 ea.	\$1,700	\$20,400
Bedroom New Window(4'-0" W × 4'-0" H) Enlargement(Demolish, Reinforced concrete infill) & Installation	12 ea.	\$2,200	\$26,400
Living room New Window(2'-0" W × 4'-0" H) Enlargement(Reinforced concrete infill) & Installation	9 ea.	\$2,000	\$18,000
Subtotal – 4 Bedrooms			<u>\$64,800.00</u>

Total Change Order Amount of Window Works

\$259,500.00(Two Hundred Forty-Eight Thousand Eight Hundred Fifty & Zero Cents)

3.2 Cost Breakdown of Doors

Description	Quantity	Unit Price (USD)	Subtotal (USD)
Installation of New Interior door(34" W × 80"T): Solid core wood door	7 ea.	\$350	\$2,450.00

Total Change Order Amount of Door Works

\$2,450.00(Two Thousand Four Hundred Fifty & Zero Cents)

V. Scope of Work – Drop Ceiling Installation

5.1 General

Provide all labor, materials, equipment, and supervision necessary to install suspended (drop) ceilings in sixteen (16) residential units following GHC site visit observations at the mock-up unit 169B.

5.2 Purpose

Install a drop ceiling system to **conceal exposed electrical raceways** beneath the roof slab while maintaining accessibility for future maintenance.

5.3 Work Description

- Furnish and install suspended ceiling grid system, tiles/panels, hangers, anchors, and perimeter trim.
- Coordinate ceiling layout with electrical, mechanical, fire protection, and other trades.
- Adjust ceiling grid to align with unit layouts and drawings.
- Adjust and align lighting, sprinklers, diffusers, and other ceiling-mounted devices.
- Provide cutouts, access panels, and final cleaning/debris removal.

5.4 Cost Summary – Drop Ceiling Installation

Unit Type	Units	Quantity	Unit Price (USD)	Subtotal (USD)
2-Bedroom	6	294 sf	\$45	\$13,230.00 (per unit \$2,205.00)
3-Bedroom	7	476 sf	\$45	\$21,420.00 (per unit \$3,060.00)
4-Bedroom	3	204 sf	\$45	\$9,180.00 (per unit \$3,060.00)

Total Change Order Amount Drop Ceiling Works: \$43,830.00 (Forty-Three Thousand Eight Hundred Thirty and Zero Cents)

VI. Deduction

Description	Quantity	Unit Price (USD)	Subtotal (USD)
Base No.1: Original Contract–Windows 24x90 (Living, Kitchen, Bedroom) 2 Bedroom(6units:136A, 143A, 143B, 145A, 145B & 147B)	36 ea.	\$500	\$18,000
Base No.2: Original Contract–Windows 24x90 (Living, Kitchen, Bedroom) 3 Bedroom(5 units:126A, 151, 161B, 181A and 207)	45 ea.	\$500	\$22,500
Base No.3: Original Contract–Windows 24x90 (Living, Kitchen, Bedroom) 3 Bedroom(2 units:242 and 452):18ea. 4 Bedroom(3 units:169B, 204 and 456)33ea	51 ea.	\$500	\$25,500
Total Deduction	<u>132ea.</u>		<u>\$66,000.00</u>

VII. Total Change Order Value

Window Works: \$259,500.00
Door Works: \$2,450.00
Drop Ceiling Works: \$43,830.00
Subtotal: \$305,780.00
Deduction (Contract Schedule of Values): -\$66,000.00

Total Change Order Proposal: \$239,780.00

*****The proposal includes a comprehensive, itemized breakdown of all labor, materials, equipment, and disposal costs and associated services covered under the aforementioned Change Order \$239,780.00(Two Hundred Thirty-Nine Thousand Seven Hundred Eighty and Zero Cents) is which shall be added to the Contract Sum accordingly.***

VIII. Contract Time Adjustment

Pursuant to the contract provisions, we respectfully request an **extension of ninety (90) calendar days** for completion of the above-described work to ensure proper installation and compliance with project specifications.

We would appreciate your favorable consideration of this proposal. Should you require any additional information, please do not hesitate to contact us at (671)637-3370 or (671)888-5785.

Best regards,



Young Kim/General Manager

CC: **Mr. Andrew Manglona**, Planner

Attachment: Copy of the Agency's email requesting revisions and updates to the project
(1. Request of Change Order Proposal of Window, 4 pages)
(2. Request of Change Order Proposal of Drop Ceiling 5 pages).

GHC, Rehabilitation of 16 Units at Lada, Dededo - Change Order cost proposal

3 messages

Andrew Manglona <amanglona@ghura.org>
To: Young Kim <genesistechguam@gmail.com>
Cc: Ervin Santiago <essantiago@ghura.org>, Patricia Kier <patricia.kier@ghc.guam.gov>, Angela Camacho <angela.camacho@ghc.guam.gov>

Wed, Jan 28, 2026 at 4:25 PM

Dear Mr. Kim,

Following the meeting between GHURA and GHC during the first week of January, please find the requested revisions and updates regarding the project scope below:

1. Window Specification Revisions:

GHC has determined that the "Full window height" (24" wide x 90" high) detail is no longer desired. Please provide a proposal for the following modifications:

- Bedrooms: For the two 24" x 90" openings in each unit, one opening shall be fully enclosed with concrete infill (45 total). The second opening shall be fitted with a new 4' x 4' sliding window with concrete wall infill (45 total).
- Living Room and Kitchen: All full-height openings shall be converted to new 2' x 4' wall-hung windows with concrete infill (42 total).

2. OFCI Materials:

GHURA requests that all Owner-Furnished, Contractor-Installed (OFCI) materials be turned over to Genesis Tech as per the contract. The OFCI counts are as follows:

- Window 24x90: 36 OFCI of 132 total
- Window 24x24: 24 OFCI of 32 total
- Exterior Alum Door 36x80: 12 OFCI of 58 total
- Interior Door 34x80: 24 OFCI of 32 total
- Interior Door 32x80: 7 OFCI of 39 total

Please note that GHC has indicated only the following material stock is currently available; Genesis Tech is to provide the balance:

- 22 Windows (24x24)
- 12 Exterior Aluminum Doors (36x80)
- 24 Interior Doors (34x80)

Please provide a Change Order proposal reflecting the costs associated with these items. Let us know if you require any further clarification.

Best regards,

Andrew Manglona

 **GHC REVISE EXT WINDOW DETAILS.pdf**
253K

Young Kim <genesistechguam@gmail.com>
To: Andrew Manglona <amanglona@ghura.org>
Cc: Ervin Santiago <essantiago@ghura.org>, Patricia Kier <patricia.kier@ghc.guam.gov>, Angela Camacho <angela.camacho@ghc.guam.gov>

Thu, Jan 29, 2026 at 10:19 AM

Noted with thank you

We will prepare and submit a Change Order proposal reflecting the costs associated with these items.

Best regards

Young Kim/G.M.

[Quoted text hidden]

Andrew Manglona <amanglona@ghura.org>
To: Young Kim <genesistechguam@gmail.com>
Cc: Ervin Santiago <essantiago@ghura.org>, Patricia Kier <patricia.kier@ghc.guam.gov>, Angela Camacho <angela.camacho@ghc.guam.gov>

Thu, Jan 29, 2026 at 2:05 PM

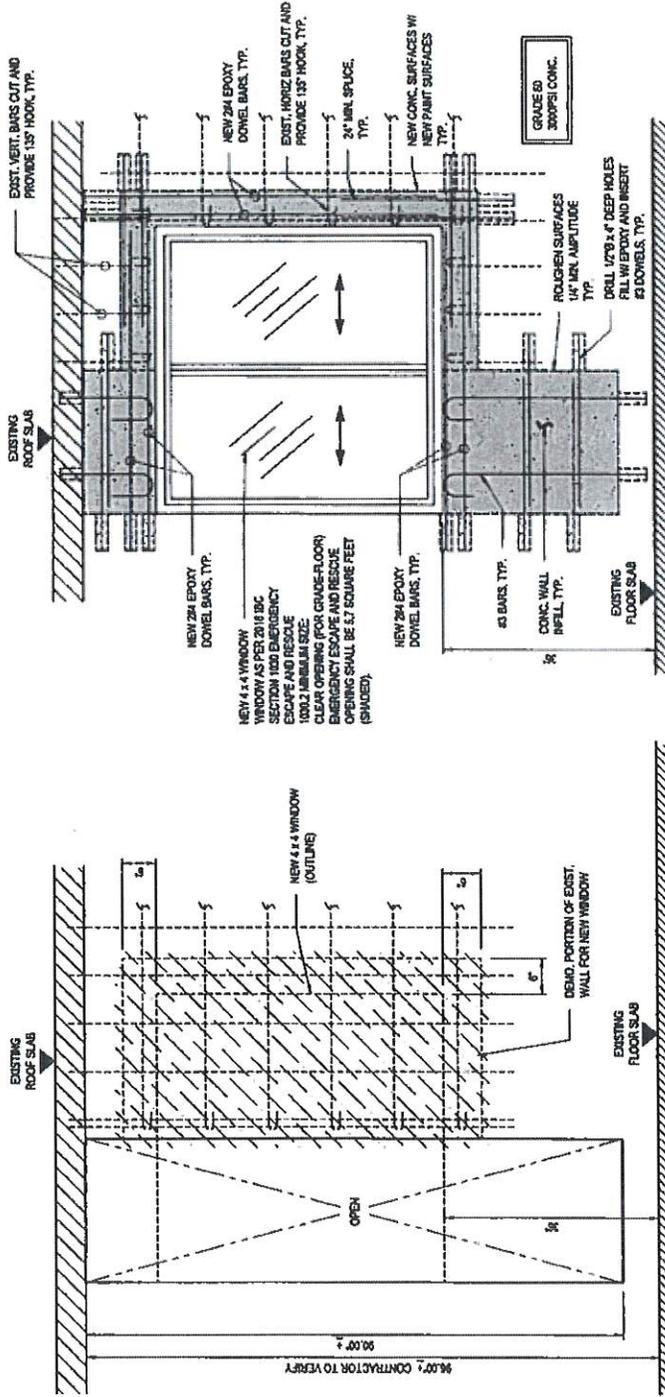
Mr. Kim,

Thanks for the quick response.

Pls. provide the cost proposal soonest for review.

Andrew

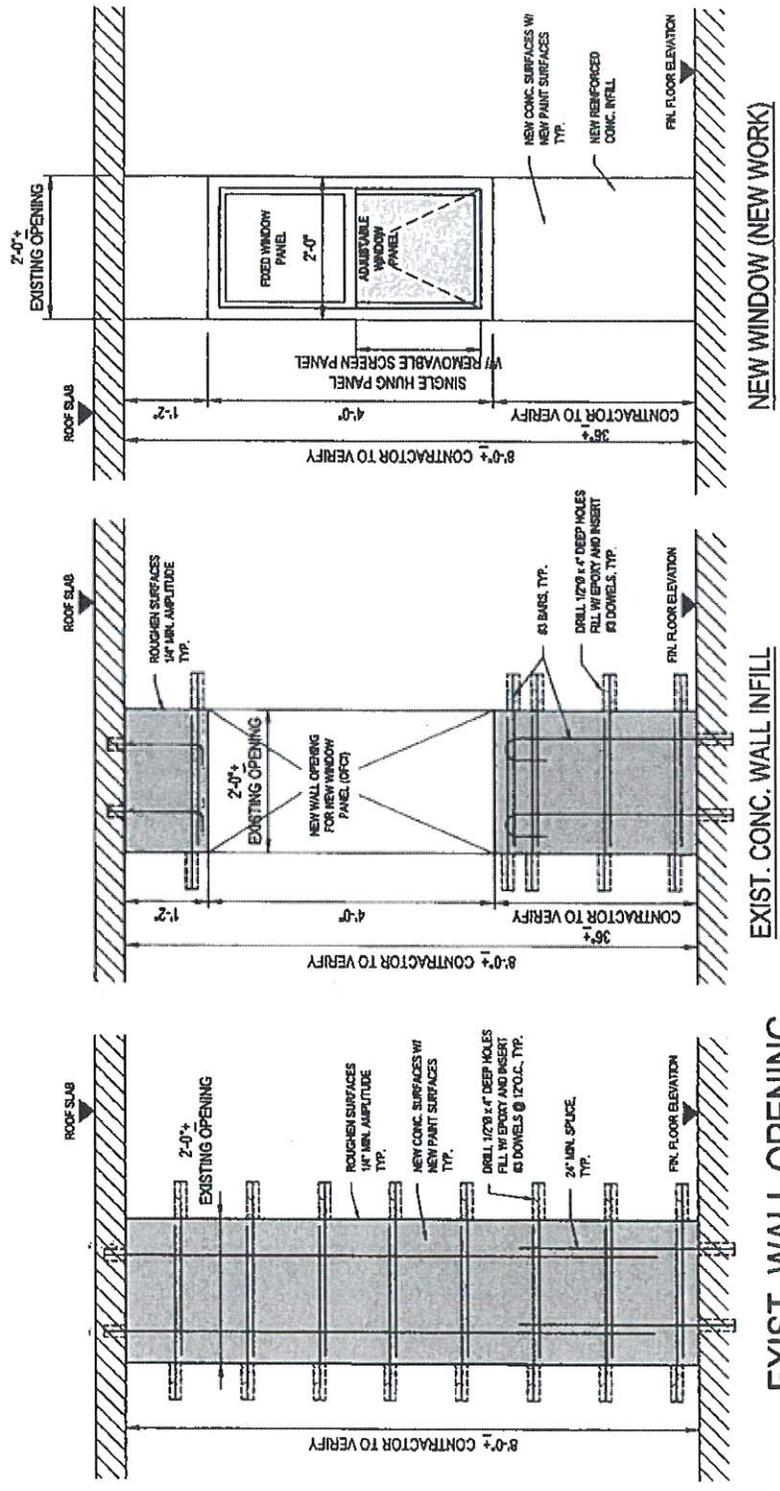
[Quoted text hidden]



NEW WINDOW (NEW WORK)

EXIST. OPENING DEMO WORK

1 NEW 4 x 4 WINDOW with CONC. INFILL DETAIL
1-EACH PER BEDROOM



2 NEW 4 x 2 WINDOW with CONC. INFILL DETAIL
at ALL LIVING & KITCHEN

3 EXIST. WALL OPENING INFILL DETAIL
1-EACH PER BEDROOM

Change Order No. 2
 GHURA-25-007
 Renovation of 8 Public Housing Units at AMP 2 and AMP 3

March 3, 2026

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

SUBJECT: Change Order No. 2: GHURA-25-007; Renovation of 8 Public Housing Units at AMP 2 and AMP 3

Dear Mr. Lee:

In connection with your Contract dated July 14, 2025, for the Renovation of 8 Public Housing Units at AMP 2 and AMP 3. 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 8 Public Housing Units at AMP 2 and AMP 3 as:

	Material and Labor description	Amount
1.	156A North Doyle, GH83, Malesso, AMP3 <ul style="list-style-type: none"> • Safety Work (concrete Slab Protection • Replacement of Reinforcement Rebar (Rebar #6 for Vertical Support with Rebar #3 Tie in • Concrete form work • Concrete and Concrete pouring • Plastering and paint finish 	\$20,000.00
		Total = \$20,000.00

Original Contract:	\$459,700.00	Contract NTP Date:	August 04,2025
Changes Approved:	1	Contract Duration:	200 Calendar Days
Approved Change order Amount	\$480,700.00	Extension date for previous	February 20, 2026
This Change Order:	\$20,000.00	Extension This Change Order:	35 days
Adjusted Contract Amount:	\$500,700	New Completion Date:	March 27, 2026

Upon GHURA A/E division review of the proposed scope of work and cost, it is deemed to be a fair and reasonable cost for the scope of work needed to complete the rehabilitation.

ACCEPTED: O.H. Construction

Mr. Michael J. Lee
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: February 04, 2026

SUBJECT: Intent of Award -OPA-RFP-26-001
 Ref: Independent Financial Audit Services for the Guam Housing and Urban
 Renewal Authority (GHURA)

RFP submittal for the subject project was held on December 05, 2025 at 3:00 p.m. A total of 2 bidders registered for the bid of which 1 submitted a bid. The evaluation committee evaluated the RFPs based on the qualifying scoring factors listed below:

Relative weight of technical evaluation factors:

RFP- OPA-RFP-26-001 Independent Financial Audit Services

VENDOR: Burger, Comer & Associates

Evaluation Criteria		
	POINTS	SCORE
A. Quality of Proposal Content and Plan for Performing the Required Services	30	23
B. Ability, Qualifications, Experience, and Quality of Personnel, Equipment, and Facilities	30	27
C. Availability and Capacity of Offeror	20	18
D. Offeror's Record of Past Performance on Similar Projects	10	9
E. Offeror's General Experience and Past Performance	10	9
TOTAL:	100	86

Total Score- Evaluator – 1

Evaluation Criteria		
	POINTS	SCORE
A. Quality of Proposal Content and Plan for Performing the Required Services	30	20
B. Ability, Qualifications, Experience, and Quality of Personnel, Equipment, and Facilities	30	25
C. Availability and Capacity of Offeror	20	15
D. Offeror's Record of Past Performance on Similar Projects	10	9
E. Offeror's General Experience and Past Performance	10	10
TOTAL:	100	79

Total Score- Evaluator – 2

Evaluation Criteria		
	POINTS	SCORE
A. Quality of Proposal Content and Plan for Performing the Required Services	30	25
B. Ability, Qualifications, Experience, and Quality of Personnel, Equipment, and Facilities	30	20
C. Availability and Capacity of Offeror	20	18
D. Offeror's Record of Past Performance on Similar Projects	10	9
E. Offeror's General Experience and Past Performance	10	8
TOTAL:	100	80

Total Score- Evaluator – 3

Evaluation Criteria		
	POINTS	SCORE
A. Quality of Proposal Content and Plan for Performing the Required Services	30	30
B. Ability, Qualifications, Experience, and Quality of Personnel, Equipment, and Facilities	30	30
C. Availability and Capacity of Offeror	20	15
D. Offeror's Record of Past Performance on Similar Projects	10	5
E. Offeror's General Experience and Past Performance	10	8
TOTAL:	100	88

Total Score- Evaluator – 4

Evaluation Criteria		
	POINTS	SCORE
A. Quality of Proposal Content and Plan for Performing the Required Services	30	25
B. Ability, Qualifications, Experience, and Quality of Personnel, Equipment, and Facilities	30	30
C. Availability and Capacity of Offeror	20	20
D. Offeror's Record of Past Performance on Similar Projects	10	7
E. Offeror's General Experience and Past Performance	10	5
TOTAL:	100	87

Total Score- Evaluator – 5

Total overall Score- 420

The primary purpose of those audits is to provide an independent, objective assessment of the Authority's financial standing while ensuring compliance with legal and accounting standards. Furthermore, these audits are essential for regulatory compliance, strengthening internal controls, preventing fraud, and improving overall financial management and accuracy.

The technical evaluation team has determined, Burger, Comer, & Associates to be the most qualified based on the qualifying factors, the evaluation team has affirmed cost reasonableness pursuant to 2 CFR 200.404, and recommend the award for the Audit Services indicated OPA-RFP-26-001 for a three (3) year contract term amount of \$202,500.00, with one (1) renewal option in the amount of \$72,500.00, for the total amount of \$275,000.00.



U.S. Department of Housing and Urban Development

Honolulu Field Office
1003 Bishop Street, Suite 2100
Honolulu, Hawaii 96813
<http://www.hud.gov>

February 10, 2026

Mr. Antonio Camacho
Housing Procurement Administrator
Guam Housing and Urban
Renewal Authority
117 Bien Venida Avenue
Sinajana, Guam 96910

Dear Mr. Camacho:

SUBJECT: Request for Approval of Sole Bid
OPA-RFP-26-001
Independent Financial Audit Services-Burger, Comer, & Associates

We are in receipt of your email on February 3, 2026, requesting approval of a sole source proposal from Burger, Comer, and Associates that responded to a Request for Proposal (RFP) OPA-RFP-26-001. The subject RFP is for independent financial audit services.

The following documents were provided: Published Advertisement Notice, Cost Estimate, Cost Analysis, Evaluation Scoring Sheet, Selection letter, Cost Proposal, and Intent of Award.

The RFP was published in the local newspaper on November 7, 2025. Two vendors picked up the RFP and one offeror submitted a proposal on December 5, 2025. The GHURA conducted an independent cost estimate, evaluated the proposal based on the evaluation factors in the RFP and determined that the proposal submitted is fair and reasonable. The GHURA is requesting HUD approval to award this RFP to Burger, Comer, & Associates.

We have reviewed the documents provided and hereby approve the GHURA to proceed to award RFP OPA-RFP-26-001 to Burger, Comer, & Associates.

If you have any questions, please contact Kevin Ho at by email at kevin.ho@hud.gov.

Sincerely,

JESSE WU

Jesse Wu
Director
Office of Public Housing

Digitally signed by: JESSE WU
DN: CN = JESSE WU C = US O = U.
S. Government OU = Department of
Housing and Urban Development,
Office of Public and Indian Housing
Date: 2026.02.10 06:52:02 -10'00'



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

A & E Division

Project Status Updates

As of March 2026

PROJECT STATUS SNAPSHOT

Completed (1 Project)

- **Basketball Court Renovation & Generator Room – Toto Gardens (CFP)**
 - ✓ 100% Completed (1/20/2026)
 - ✓ Ribbon Cutting (1/27/2026)

Construction in Progress (3 Projects)

- **GPD Eastern Sub-Station (CDBG) – Construction starts 3/16/2026**
- **Lead-Based Abatement – AMPs 2 & 4 (CFP) – AMP4 (100%); AMP2 (30%)**
- **GHC Rehabilitation @ Lada (16 Units) – Mock-up units in progress**

PROJECT STATUS SNAPSHOT

- **Procurement / Pre-Construction Phase (4 Projects)**
 - **21-Unit Rehabilitation, Yigo (CDBG/HOMES) – Bid Opening 3/19/2026**
 - **New 8 Units – Catalina Court, Dededo (HOMES) – Bid Opening 3/25/2026**
 - **MOD 26 – 26 PH Units (CFP) – Intent of Award Issued 2/10/2026**
 - **MOD & Fiscal Office Modernization (COCC) – Bid Opening 4/27/2026**

Funding Source: CDBG & HOMES

Project Title:

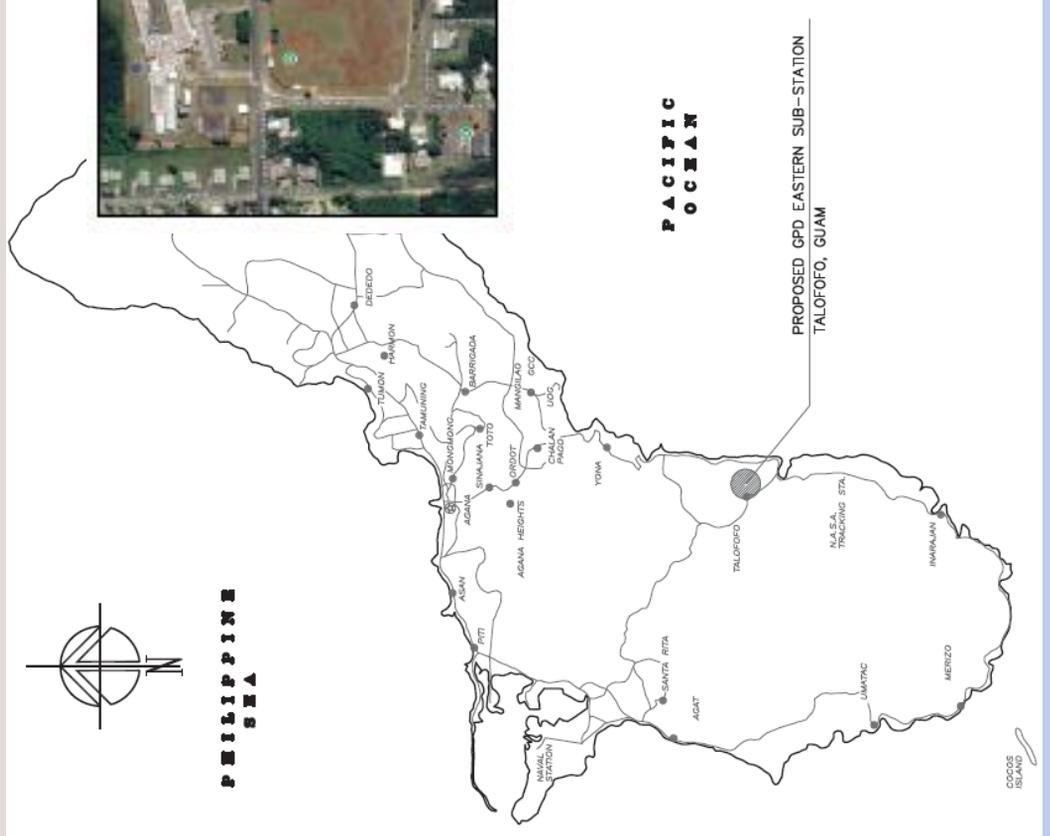
Guam Police Department Eastern Sub-Station

Contract Amount: \$5,588,000.00

Current Status:

- Groundbreaking Ceremony last January 21, 2026
- Permitting was recently approved, February 24, 2026
- Construction starts March 16, 2026

Location Map and Perspective...



Funding Source: CDBG & HOMES

Project Title:

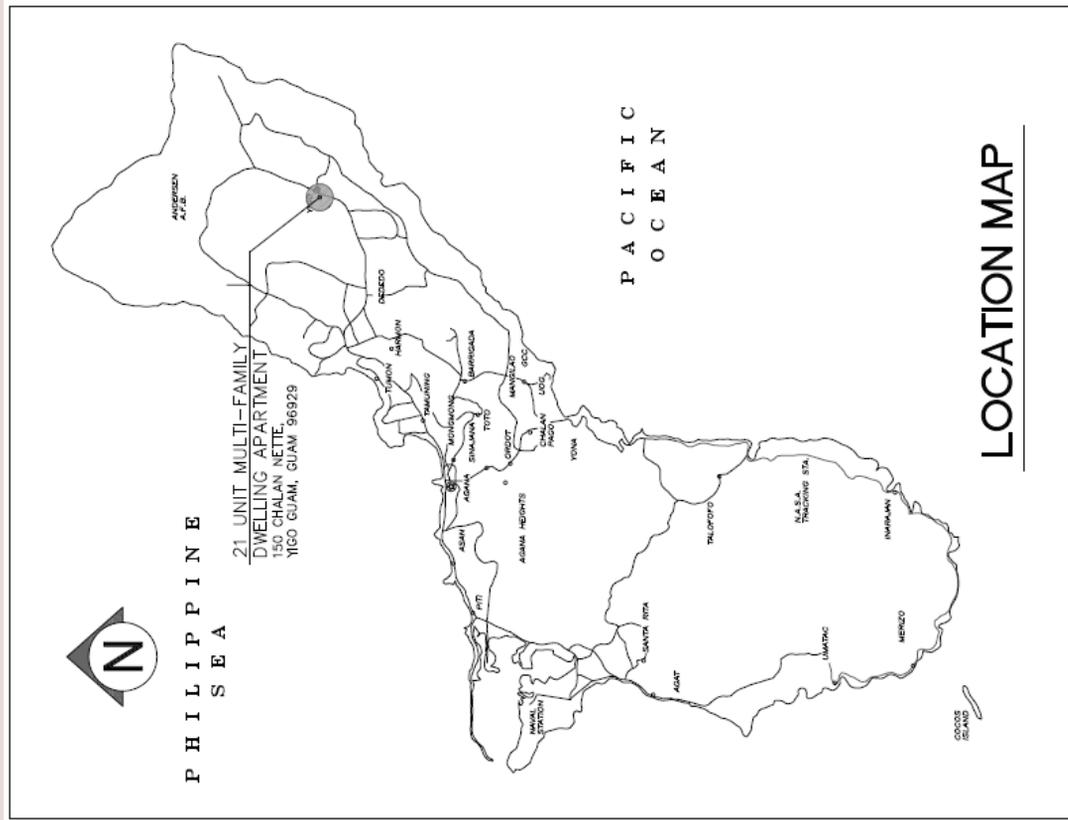
Rehabilitation of an Existing 21-Unit Apartment at 150
Chalan Nette, Yigo

Cost Estimate: \$1,068,000.00

Current Status:

- Procurement Planning was done on December 15, 2025
- Bid Opening will be on March 19, 2026

21-Unit Apartment Project Location Map.....



21-Unit Apartment Actual site....



Funding Source: HOMES

Project Title:

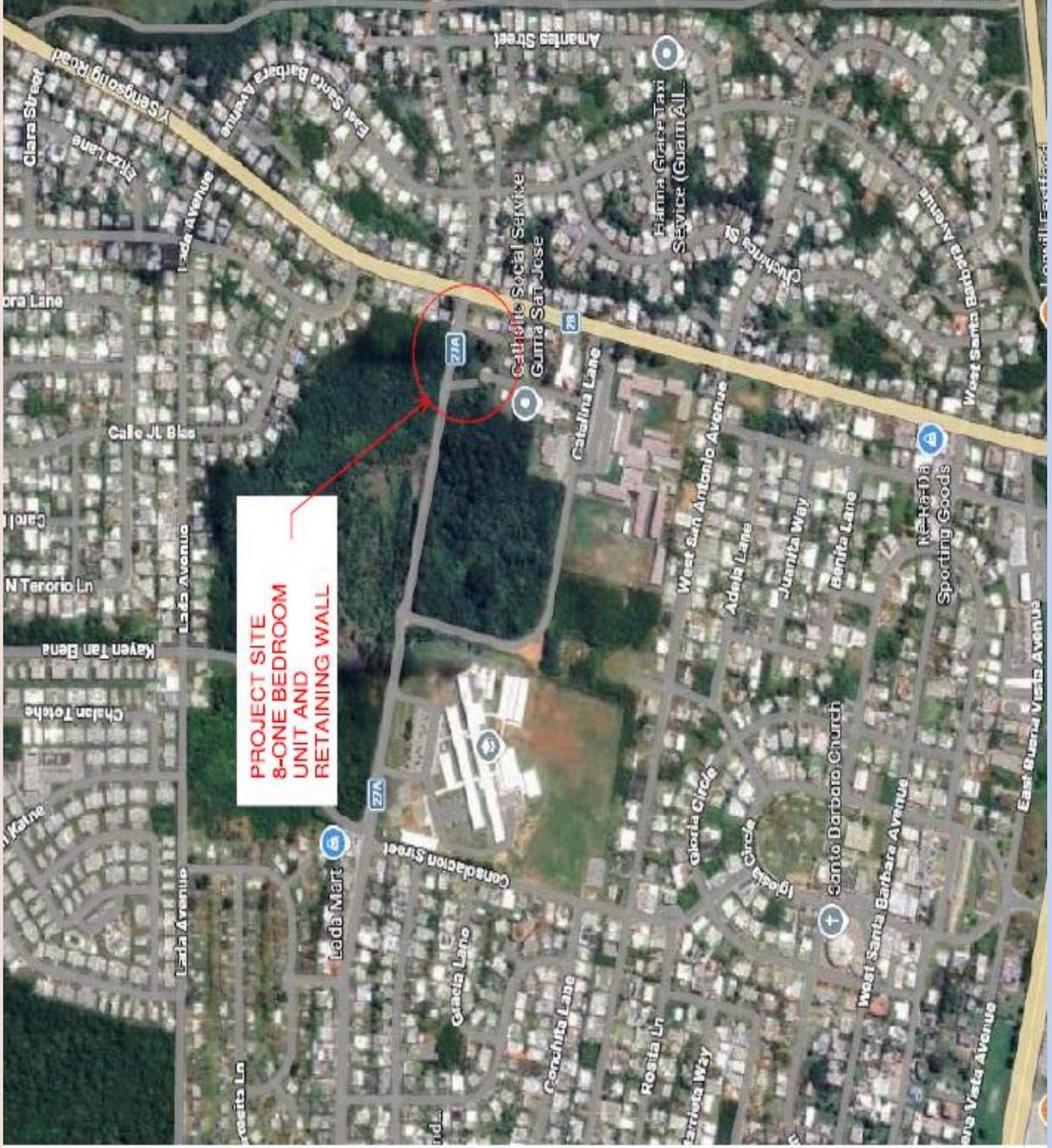
Construction of Eight 1-BR Units Apartment & Retaining
Wall in Catalina Court, Dededo

Cost Estimate: \$1,068,000.00

Current Status:

- Procurement Planning was done on December 30, 2025
- Bid Opening will be on March 25, 2026

Catalina Court, Dededo, Vicinity Map....



Actual Location at Catalina Court, Dededo....



Funding Source: CFP (Capital Fund Program)

Project Title:

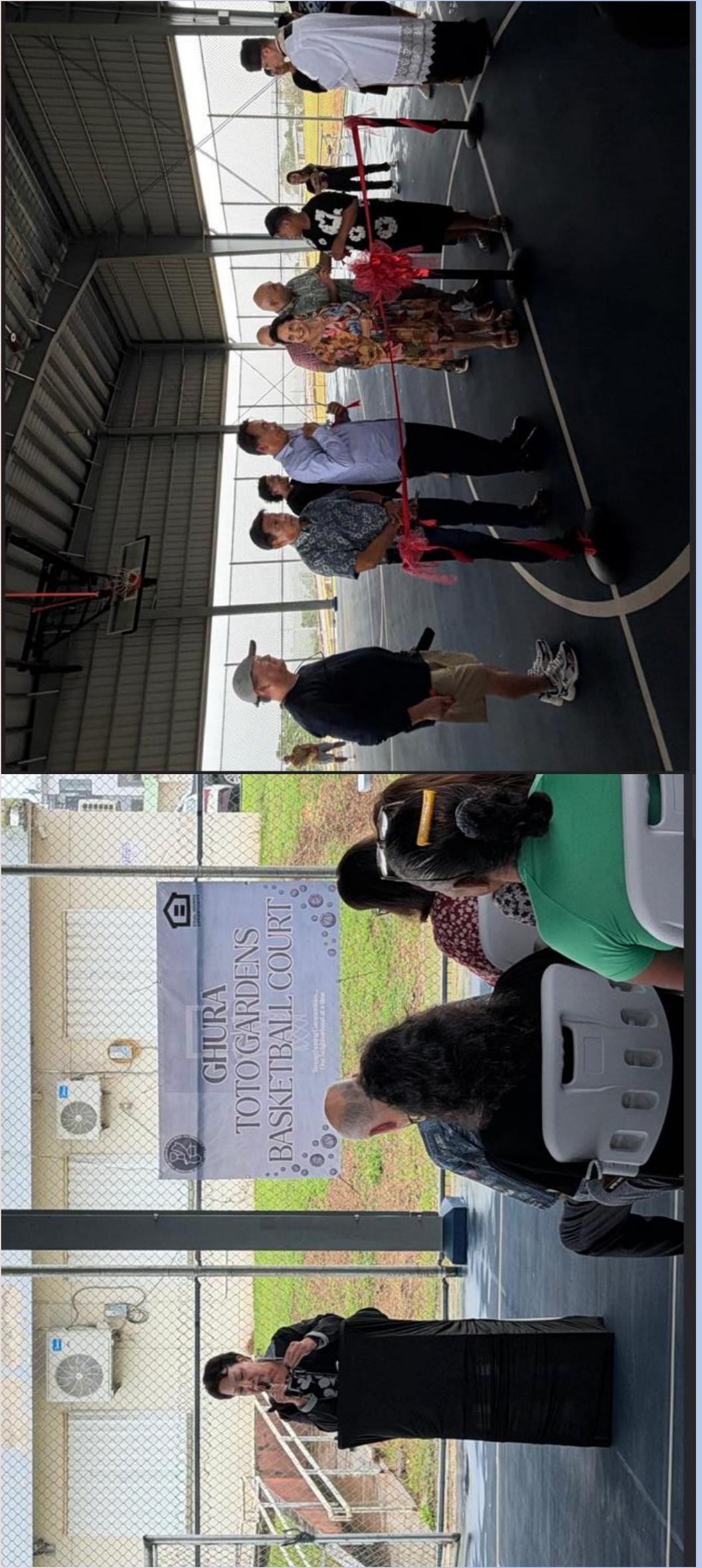
Renovation & Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens

Contract Amount: \$1,172,600.00

Current Status:

- 100% Completed on January 20, 2026
- Ribbon Cutting Ceremony was held on January 27, 2026

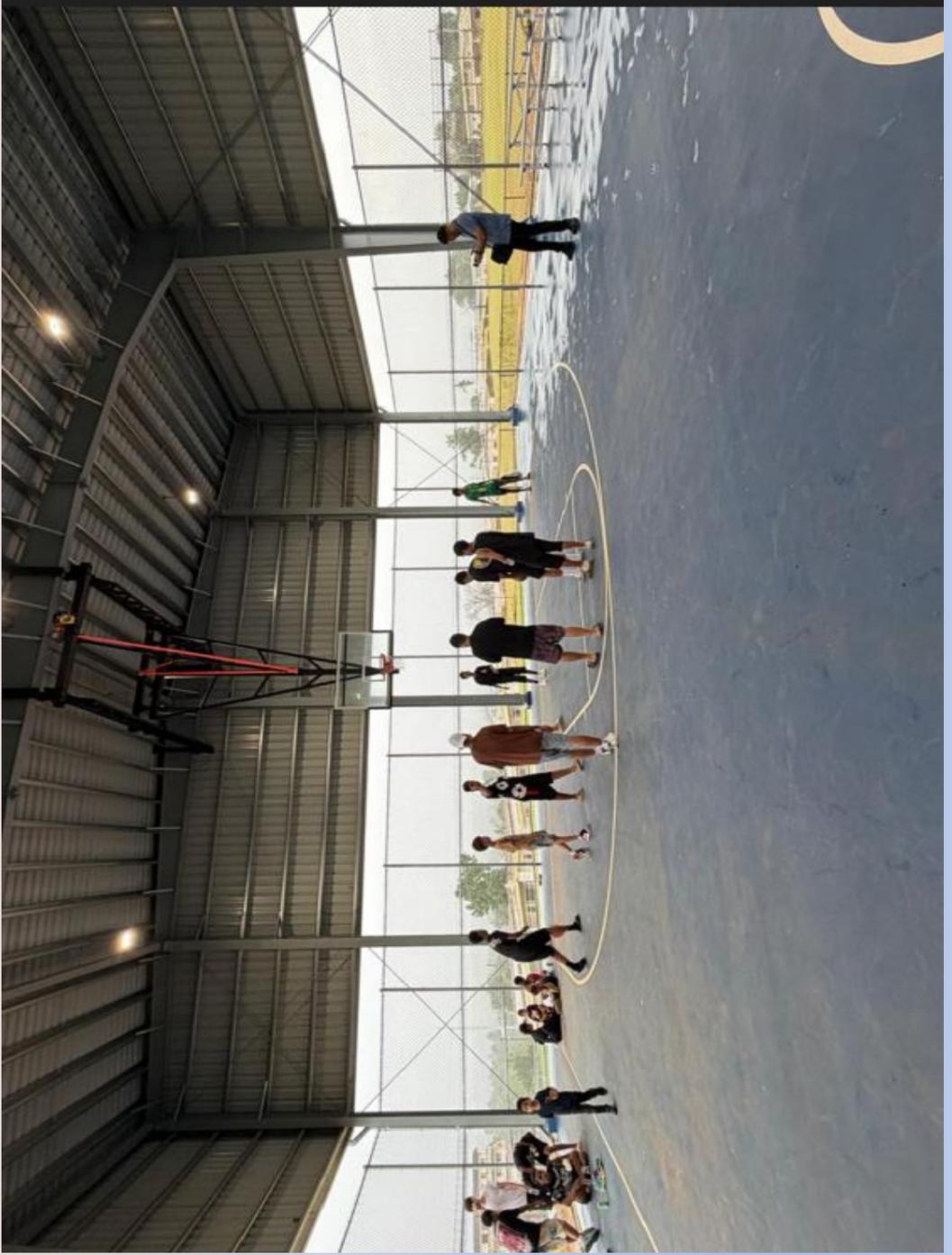
Ribbon Cutting Ceremony – January 27, 2026...



Ribbon Cutting Ceremony – January 27, 2026...



Ribbon Cutting Ceremony – January 27, 2026...



Funding Source: CFP (Capital Fund Program)

Project Title:

Lead-based Abatement at AMPs 2 and 4

Contract Amount: \$535,500.00

Current Status:

- AMP 4 – 100% Completed
- AMP2 – Still ongoing @ 30% completion rate

Lead-based Abatement Actual Work at AMP2 and 4...



Lead-based Abatement Actual Work at AMP2 and 4...



Funding Source: CFP (Capital Fund Program)

Project Title:

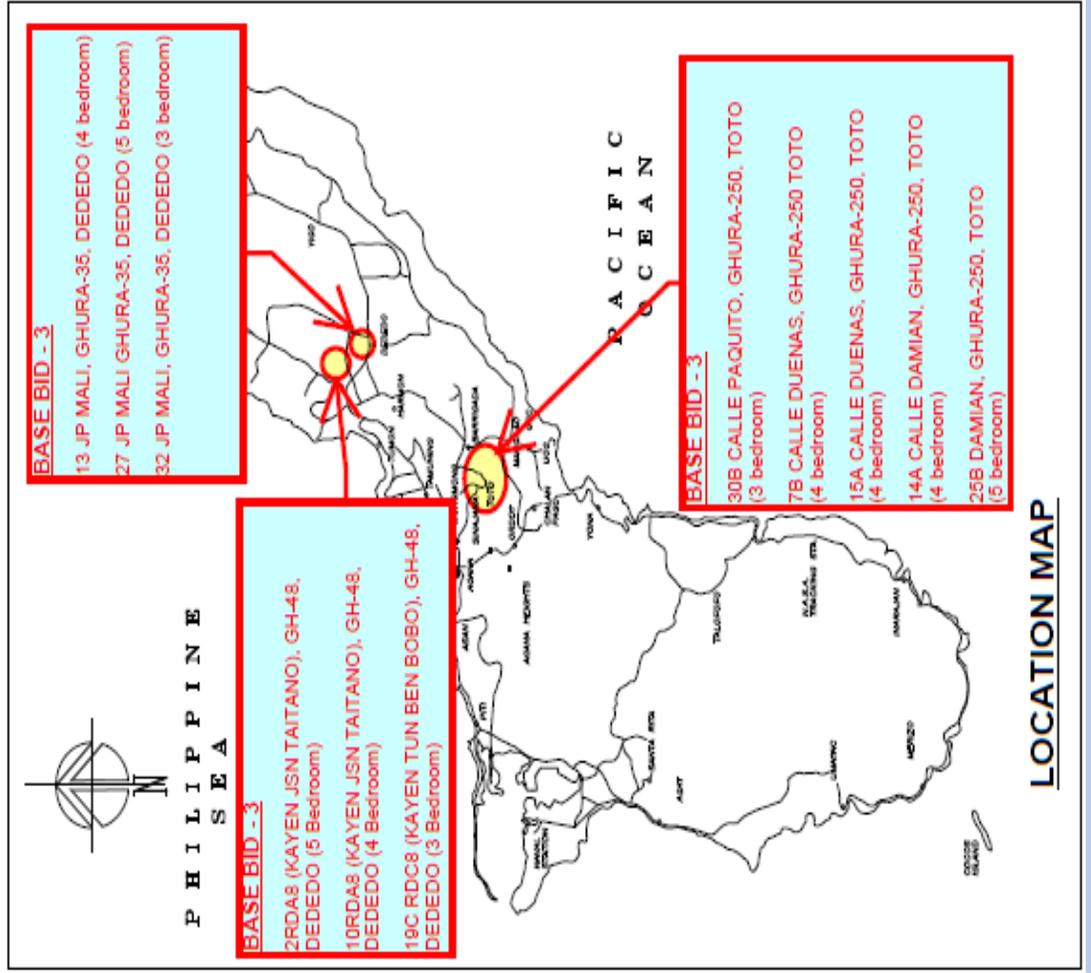
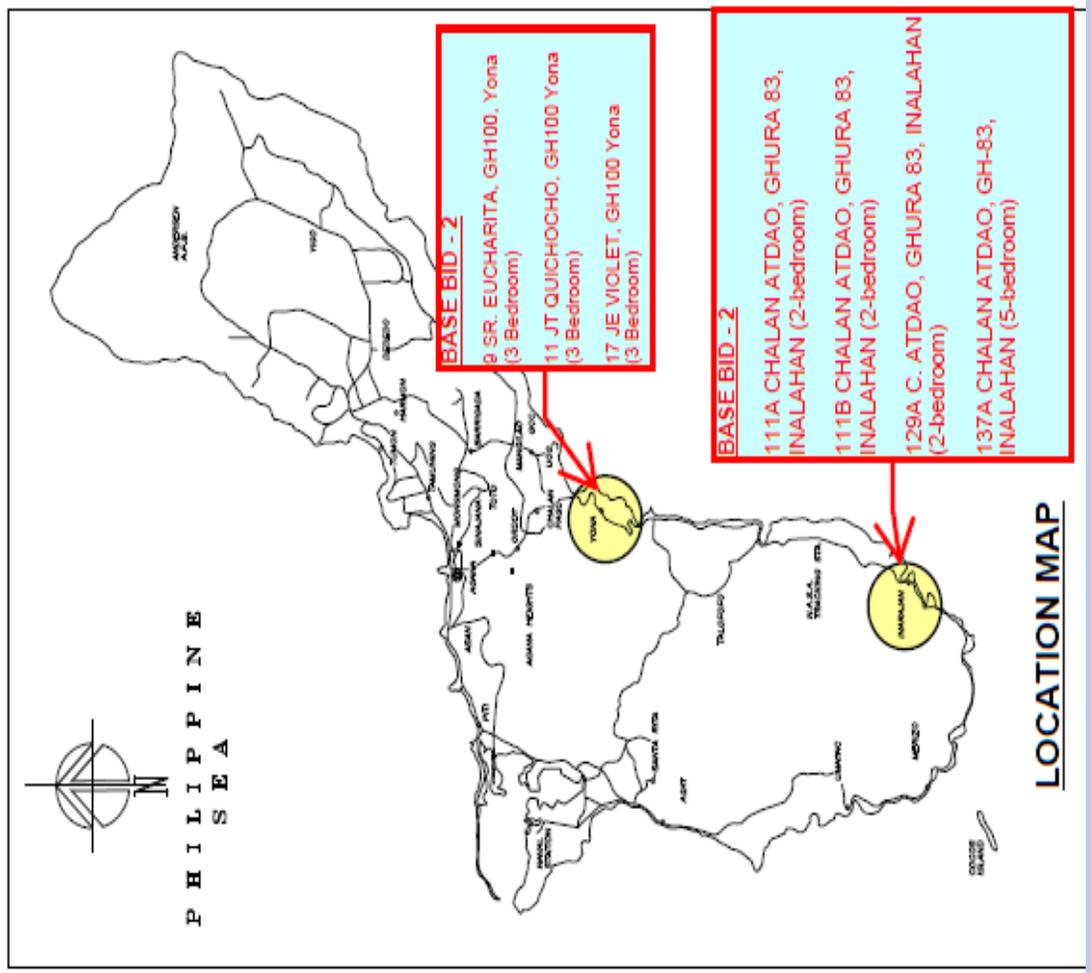
Renovation of 26 Units Public Housing Units at AMPs 2, & 4

Contract Amount: \$1,366,400.00

Current Status:

- Bid Opening was done on December 31, 2025
- Intent of Award was approved on February 10, 2026

Renovation of 26 Units at AMPs 2 & 4 Location Maps....



One of the 26 Units for Renovation at AMPs 2 & 4....



Funding Source: CFP and COCC

Project Title:

Office Modernization of MOD and Fiscal Divisions

Cost Estimate: \$163,000.00

Current Status:

- Procurement Planning was done on December 15, 2025
- Bid Opening is rescheduled on April 27, 2026

Current Office Set-up of Fiscal and MOD Division....



Funding Source: **GHC** (Guam Housing Corporation)

Project Title:

Rehabilitation of 16 Guam Housing Units at Lada, Dededo

Cost Estimate: \$1,030,000.00

Current Status:

- Groundbreaking was done on December 29, 2025.
- Construction for Mock-Up Units is in progress.

Groundbreaking ceremony – December 29, 2025



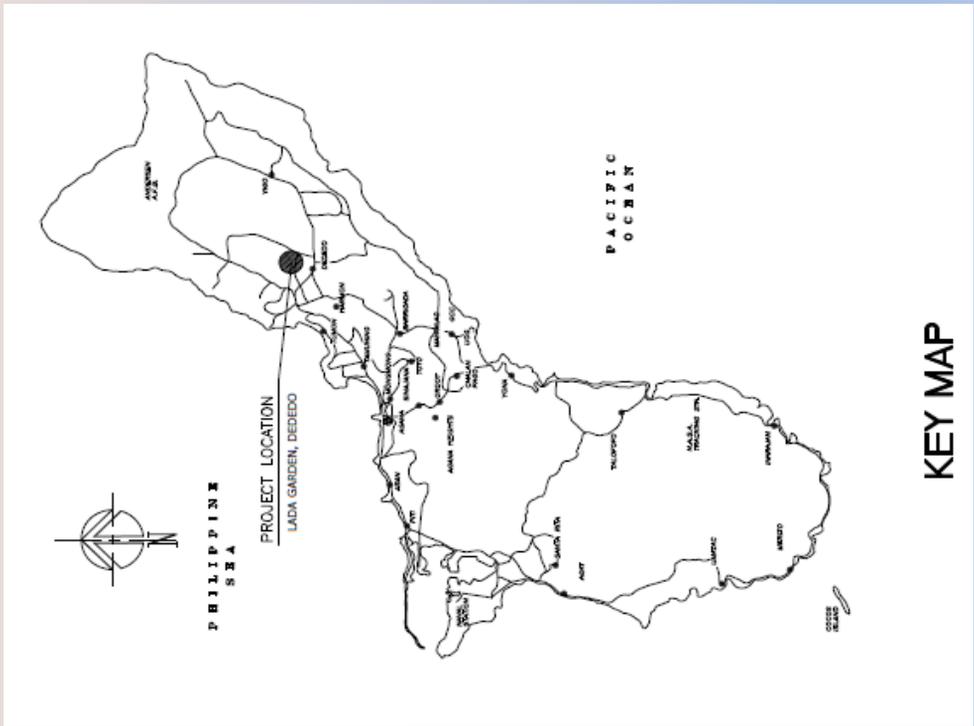
GOVERNOR LOURDES A. LEON GUERRERO AND
LIEUTENANT GOVERNOR JOSHUA F. TENORIO
CORDIALLY INVITE YOU TO THE

**PHASE II
LADA GARDENS
RENOVATION PROJECT
GROUNDBREAKING**

145A AND 145B TERESITA LANE
LADA GARDENS, DEDEDO
MONDAY, DECEMBER 29, 2025
11:30 A.M.



Guam Housing Corporation Units Location and Vicinity Map...



Guam Housing Corporation Actual Buildings ...

TWO (2) BEDROOM UNITS:



FRONT VIEW



RIGHT SIDE VIEW

THREE (3) BEDROOM UNITS:



FRONT VIEW



RIGHT SIDE VIEW

FOUR (4) BEDROOM UNITS:



FRONT VIEW



RIGHT SIDE VIEW



GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Thank you for your time and
attention...**