



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., March 25, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, March 18, 2025

2nd Printing – Sunday, March 23, 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – March 11, 2025

IV. NEW BUSINESS

1. Resolution No. FY2025-020 **1 - 11**

Resolution approving the Guam Community Block Grant – Disaster Recovery Procurement Policy adopting Federal Compliance Standards

V. OLD BUSINESS

1. Change Order #1 **12 - 13**

IFB GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens

VI. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, April 08, 2025
@ 12:00 p.m.

VIII. ADJOURNMENT

HOUSE


CONSTRUCTION & EXTENSION
MAJOR AND MINOR RENOVATIONS

HOME REMODELING
DRIVEWAYS
PAINTING
FENCE BUILDING

FREE ESTIMATES


CONTRACTOR LICENSED
#CLB16-1239

CALL CHEN
671-685-5998



GUAM POWER AUTHORITY

ATURIDAT ILEKTRESEDAT GUAHAN
 P.O. BOX 2977 • HAGATNA, GUAM U.S.A. 96932-2977
 Telephone Nos. 671-648-3045/55 or Facsimile 671-648-3165



INVITATION FOR BID
This notice is paid for by the GUAM POWER AUTHORITY REVENUE FUNDS
Public Law 26-12


| BID NO.: | MANDATORY PRE-BID/SITE VISIT | TIME: | DUE DATE: | TIME: | DESCRIPTION: |
|-------------------|------------------------------|------------|------------|------------|---|
| RE-BID GPA-107-24 | 04/01/2025 | 10:00 A.M. | 04/15/2025 | 10:00 A.M. | Electric Vehicle (EV) Charging Stations (\$100.00 Non-Refundable Fee) (Revenue) |
| GPA-031-25 | | | 04/02/2025 | 11:00 A.M. | Servers for Windows Active Directory (CIP) |
| GPA-035-25 | | | 04/02/2025 | 9:00 A.M. | Load Limiter (Revenue) |
| GPA-036-25 | | | 04/02/2025 | 10:00 A.M. | Various Insulators (Revenue) |
| GPA-038-25 | | | 04/02/2025 | 2:00 P.M. | 2 - Door Trucks with Crew Cab (CIP) |
| GPA-039-25 | | | 04/03/2025 | 9:00 A.M. | 5 Ton Diesel Forklift (CIP) |
| GPA-040-25 | | | 04/03/2025 | 10:00 A.M. | Wires (Revenue) |

Francis E. Santos
CCU Chairman


John M. Benavente, P.E.
General Manager

Bid packages may be picked up at the GPWA Procurement Office, Room 101, 1st. Floor, Gloria B. Nelson Public Services Building, 688 Route 15, Mangilao, Guam 96913. All interested firms should register with our GPA's Procurement Division to be able to participate in the bid. Please call our office at (671) 648-3054 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all bidders throughout the bid process. Procurement instructions are posted on the Authority's web site at: https://go.opengovguam.com/tenders/tenders_list_standalone/gpa?tender_status=Available and https://notices.guam.gov/notices?view=list&keyword=&date_from=&date_to=&type_id=&event_date_from=&event_date_to=&department_id=&division_id=&topic_id=&topic_id%5B%5D=59&topic_id%5B%5D=62&group_id=&deadline=0&show_records=10¬ices_start

/s/ John M. Benavente, P.E.
General Manager



BUREAU OF STATISTICS AND PLANS
 Sigaha Pihnu Saha Ten Enkibomian



PUBLIC ANNOUNCEMENT

Zero Waste Guam Working Group (ZWWG) Meeting

Tuesday, March 25, 2025, 10:00 a.m. (ChST)

Public access for this virtual meeting:
<https://us02web.zoom.us/j/84685363920?pwd=GComSvUUKa5QSiIiR0bGyeDD3bJbl.1>
 Meeting ID: 846 8536 3920 Password: 546372

AGENDA ITEMS:

- I. Welcome and Introductions
 - A. Brief introductions of all members
- II. Overview of the Zero Waste Initiative Contract
 - A. Background of the initiative
 - B. Discuss the project's deadline set for July 2025
- III. Review of Administrative Tasks and Deliverables
 - A. Discussion on the scope of professional services
 - B. Examination of tasks and deliverables
 - C. Prioritization of ZWWG tasks
- IV. Next Steps and Action Items
 - A. Summary of decisions made during the meeting
 - B. Establishment of communication protocols moving forward
- V. Adjournment

For more information and persons requiring special accommodations, please contact Esther Camacho at esther.camacho@bsp.guam.gov or (671) 472-4201/2/3.

This advertisement was paid for by BSP funds.

AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

3-DRILLING ASSISTANT WITH 1 YEAR EXP.

Operates & assists with drill rig for the purpose of geotechnical or environmental site investigations, installation of monitoring wells, or installation of potable water wells. Uses rig equipment such as rotary wash or hollow stem auger & sampling tools such as split-spoon samplers, shelly tubes & similar. Assists with routine maintenance & minor repairs of drill rig equipment. Applies knowledge & experience with Standard Penetration Test (SPT). Performs tasks associated with drilling work such as cutting & clearing of vegetation for drill rig access to boring locations, loading & unloading drill rods, tripods & other tools (up to 50 lbs.), shovel & containerize drill cuttings & site clean up.

\$22.59 PER HR.*

2-DRILLING SUPERVISOR WITH 2 YEARS EXP.

Supervises & operates drill rig for the purpose of geotechnical or environmental site investigations, installation of monitoring wells, or installation of potable water wells. Uses rig equipment such as rotary wash or hollow stem auger & sampling tools such as split-spoon samplers, shelly tubes & similar. Applies knowledge & experience with Standard Penetration Test (SPT). Knowledge & ability of routine maintenance & minor repairs of drill rig equipment. Completes borehole logs & field documentation of soil samples.

\$26.08 PER HR.*

Benefits: Roundtrip airfare for off-island hire; lodging @ \$80.00 per week; local transportation from employer's designated lodging facility to/from jobsites; medical insurance provided.

***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. 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 matter.

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: 2025-047

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



GHURA

Guam Housing and Urban Renewal Authority
 Aturidat Ginimta' 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



Board of Commissioners Meeting
Tuesday, March 25, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, March 25, 2025 @12PM.
 Time: Mar 25, 2025 12:00 PM Guam, Port Moresby


Join Zoom Meeting <https://us06web.zoom.us/j/86390560202?pwd=DT93Qh4nSEcd5czKnc3pdASHCDLx.1>
 Meeting ID: 863 9056 0202 Password: 399066
 Watch YouTube Live Stream <https://www.youtube.com/channel/UCGqKWUOkOmTOFOLyn48ULag>

AGENDA:


- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - March 11, 2025
- IV. NEW BUSINESS
 1. Resolution No. FY2025-020; Resolution approving the Guam Community Block Grant- Disaster Recovery Procurement Policy adopting Federal Compliance Standards
- V. OLD BUSINESS
 1. Change Order #1; IFB GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens
- VI. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
- VII. GENERAL DISCUSSION/ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, April 08, 2025 @ 12:00 p.m.
- VIII. Adjournment

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.



PORT OF GUAM
 ATURIDAT IPIETTON 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.portguam.com



REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL NO: RFP-PAG-025-003

FOR: PROFESSIONAL SERVICES FOR ENTERPRISE E-MAIL AT THE PORT AUTHORITY OF GUAM

QUESTIONS & CONCERNS DADLINE: 4:00 p.m., FRIDAY, MARCH 21, 2025

RFP SUBMISSION DEADLINE: 4:00 P.M., FRIDAY, MARCH 28, 2025

LOCATION TO SUBMIT: PAG PROCUREMENT OFFICE, 1st FLOOR, ADMIN. BLDG.

The Port Authority of Guam (PAG) is issuing a Request for Proposal for **Professional Service for Enterprise E-mail at the Port Authority of Guam**. A PDF file is available for download at <https://portofguam.com/bids-and-rfps> or a hard copy can be obtained at the PAG Procurement Office located on the 1st floor of the PAG Adm in Bldg. from 8:00 a.m. - 5:00 p.m., Monday through Friday.

Offerors must register their current contact information with PAG, either online or by contacting the single point of contact, Mark Cabrera- macabrera@portofguam.com, to ensure they receive any notices regarding changes or updates to the RFP. The PAG will not be liable for failure to provide notice to any party who did not register current contact information.

/s/ RORY J. RESPICIO
 General Manager

THIS ADVERTISEMENT WAS PAID WITH THE PORT AUTHORITY OF GUAM'S REVENUE FUNDS



Government of Guam
PUBLIC NOTICES Portal

Håfo Adai & Good Morning! ChST 08:32 AM, Tuesday, March 18, 2025

**First Notice: GHURA Board of Commissioners Meeting -
03/25/2025 @ 12:00pm ChST**

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**First Notice: GHURA Board of Commissioners Meeting -
03/25/2025 @ 12:00pm ChST**



ANNOUNCEMENT

Posted on: 03/18/2025 08:17 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

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GHURA Board of Commissioners Meeting will be held on March 25, 2025 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%2025%2C%202025%20BOC%20Mtg.%20Announcement.pdf>

JOB OPENING

Opening for Electrical Engineer w/E.M.B. Electrical, Inc. in Upper Tumon, GU. Min Reqs: Bach deg in Electrical Engrg or Electronic Engrg (may be foreign educ equiv), 9 months exp. as an Electrical Engineer or Systems Engineer (any job title); 9 months of exp. sing AutoCAD software and 9 months of exp. using Microsoft Project software. Analyzes proposed projs' plans to assess elec engrg job scope & assts in planning the const methodologies for the projs' elec wks. Inspects work of the construction workforce in the execution and installation of the electrical works elements for the construction projs to ensure compliance with plans and specifications for electrical works. Uses AutoCAD and Microsoft Project to perform job duties. Performs wk @ co's proj sites on GU. Send verification of qualifications by mail to P. O. Box 23665, Barrigada, GU 96921; email to embmiles@guam.net; or fax to 671-632-9620.

JOB ANNOUNCEMENT

Opening for Hospital Staff Physician-Emergency Medicine w/Guam Healthcare Development, Inc. dba Guam Regional Medical City in Dededo, GU. Min Reqs: Dr of Medicine degree or Bachelor of Medicine and Bachelor of Surgery (may be foreign equivalent); completion of three (3) year residency program in emergency medicine; Board Certified or Board Eligible in Emergency Medicine; and licensed to practice medicine on Guam by the Guam Board of Medical Examiners. Treats patients in emergency room for various life-threatening or otherwise serious conditions. Performs emergency diagnostic and treatment procedures for a variety of illnesses, diseases, and trauma. Send CV by mail to 133 Route 3, Dededo, GU 96929 or email to Charlotte.Huntsman@GRMC.gu. Verification of qualifications required upon request.

CAMACHO CALVO LAW GROUP LLC

VINCENT C. CAMACHO
vcamacho@camachocalvo.law
356 E. Marine Corps Drive, Suite 201
Hagåtña, Guam 96910
Telephone No. 671.472.6813
Facsimile No. 671.477.4375

Attorneys for Petitioner
DARLENE RUPLEY SAUER

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
HARRY JOHN SAUER,
Decedent.

PROBATE CASE NO. PR0022-25
NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Petitioner Darlene Rupley Sauer has filed a Petition for Letters of Administration.

2. A hearing on the petition will be heard on **Wednesday, April 2, 2025, at 10:30 a.m.**

3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts-org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jannette Samson at (671) 475-0141 or email jsamson@guamcourts.gov.

DATED: 25 FEB. 2025

JANICE M. CAMACHO-PEREZ,
Clerk of Court, Superior Court of Guam
/s/ Alice B. Mendoza
Courtroom/Chamber Clerk

CAMACHO CALVO LAW GROUP LLC

VINCENT C. CAMACHO
vcamacho@camachocalvo.law
356 E. Marine Corps Drive, Suite 201
Hagåtña, Guam 96910
Telephone No. 671.472.6813
Facsimile No. 671.477.4375

Attorneys for Petitioner
SOPHIA SANTOS BLAS

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE OF
GREGORY FRANCIS BLAS,
Decedent.

PROBATE CASE NO. PR0021-25
NOTICE OF REMOTE HEARING BY
ZOOM OR TELEPHONE

NOTICE IS HEREBY GIVEN that a hearing has been set before this Court before the Honorable Judge Dana A. Gutierrez, Superior Court of Guam on:

| DATE: | TIME: | PURPOSE OF HEARING |
|-------------|-----------|--|
| APR 02 2025 | 9:30 a.m. | Petition for Letters of Administration |

REMARKS:

Please see Zoom information below to appear for remote hearing:
You may participate by using a smartphone or computer: go to <https://guamcourts-org.zoom.us>
Meeting ID: 839 7874 0380 Passcode: 189701
You may also call in for the hearing; you can call into the courtroom at 671-475-3207 at the designated hearing time.

DATED: Hagåtña, GU, February 3, 2025.

CAMACHO CALVO LAW GROUP LLC
/s/ VINCENT C. CAMACHO
Attorneys for Petitioner
SOPHIA SANTOS BLAS

You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, GU or you may participate via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior the designated hearing time.

RAY CRUZ HADDOCK, ESQ. PACIFIC LAW PROFESSIONALS, PLLC

277 Chalan Santo Papa
Hagåtña, Guam 96910
Telephone: 671-477-0000
mail@paclawpro.com

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE
OF
ROSARIO MESA MUNA fka ROSARIO B.
MESA,
Decedent
PROBATE CASE NO. PR0026-25

NOTICE OF HEARING
THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Patrick James Mesa Muna has filed a Petition for Letters of Administration.

2. A hearing on the petition will be heard on **Wednesday, April 2, 2025, at 11:00 a.m.**

3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts-org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jannette Samson at (671) 475-0141 or email jsamson@guamcourts.gov.

Dated: 21 FEB 2025.

JANICE M. CAMACHO-PEREZ,
Clerk Of Court, Superior Court Of Guam
By: /s/ Alice B. Mendoza
Courtroom/Chamber Clerk



GHURA
Guam Housing and Urban Renewal Authority
Aturidat Gimima' 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



Board of Commissioners Meeting
Tuesday, March 25, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, March 25, 2025 @12PM.

Time: Mar 25, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting <https://us06web.zoom.us/j/86390560202?pwd=DT93Qh4nSEcd5czZkN3pdASHCDTLx.1>

Meeting ID: 863 9056 0202 Passcode: 399066

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

AGENDA:

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- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
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 1. Resolution No. FY2025-020; Resolution approving the Guam Community Block Grant- Disaster Recovery Procurement Policy adopting Federal Compliance Standards
- V. OLD BUSINESS
 1. Change Order #1; IFB GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens
- VI. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
- VII. GENERAL DISCUSSION/ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, April 08, 2025 @ 12:00 p.m.
- VIII. Adjournment

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.

LAW OFFICE OF CATHERINE BEJERANA CAMACHO, ESQ.

267 South Marine Corps Drive, Suite 302
Tamuning, Guam 96913
Telephone: (671) 647-4222/929-2816
Facsimile: (671) 647-4223
Email: cbjawoffice@gmail.com
Attorney for Petitioner/Heir
JONEY ANN Q. JESUS

IN THE SUPERIOR COURT OF GUAM
HAGÁTÑA, GUAM

IN THE MATTER OF THE ESTATE OF
MAGDALENA FEJERAN QUAN,
Decedent,

By
JONEY ANN Q. JESUS
Petitioner.

PROBATE CASE NO. PR0008-25
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, JONEY ANN Q. JESUS, Administratrix of the Estate of MAGDALENA FEJERAN QUAN, deceased, and to the creditors of, and all persons having claims against the Estate or against said Decedent, that within two (2) months after the first publication of this notice, they must either file them with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or exhibit them with necessary vouchers to the LAW OFFICE OF CATHERINE BEJERANA CAMACHO, ESQ., 267 South Marine Corps Drive, Suite 302 Tamuning, Guam 96913, the same being the place for the transaction of said Estate.

By: /s/ JONEY ANN Q. JESUS
Administratrix

OFFICE OF MICHAEL J GATEWOOD LLC MICHAEL J. GATEWOOD

michael@gatewoodlegal.com
330 Hernan Cortez Avenue, Suite 300
Hagåtña, GU 96910
Tel No. 671.473.6285
Cel No. 671.488.6285

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE
OF
LISA GOGUE VILLANUEVA,
Deceased.

PROBATE CASE NO. PR 0015-25
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by Tommy D. Villanueva Jr., Administrator of the Estate of LISA GOGUE VILLANUEVA deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, OFFICE OF MICHAEL J GATEWOOD LLC, 330 Hernan Cortez Avenue, Suite 300, Hagåtña, GU 96910, the same being the place for the transaction of the business of said Estate.

DATED: Hagåtña, Guam, March 17, 2025.

/s/ MICHAEL J. GATEWOOD

BROOKS CONCEPCION LAW, P.C.

247 Martyr Street, Ste. 101
Hagåtña, Guam 96910
(671) 472-6848
(671) 477-5790

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE
OF
MAGDALENA BLAS LIZAMA,
Decedent.

PROBATE CASE NO: PR0028-25
NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Tano A. Lizama has filed a Petition for Letters of Administration.

2. A hearing on the petition will be heard on **Wednesday, April 2, 2025, at 11:10 a.m.**

3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts-org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jannette Samson at (671) 475-0141 or email jsamson@guamcourts.gov.

Dated: 24 FEB 2025.

JANICE M. CAMACHO-PEREZ
Clerk of Court, Superior Court of Guam
By: /s/ Alice B. Mendoza
Courtroom/Chamber Clerk



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Notices Posted Today

HIDE

Second Notice: GHURA Board of Commissioners Meeting- 03/25/2025 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 03/21/2025 09:22 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

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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., March 11, 2025
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 **12:06 P.M., Tuesday, March 11, 2025**, 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/85123735508?pwd=5JOTbEM8YGb20QnCiHdDqytsHoA95n.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"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> <i>*No Requests to attend meeting virtually were submitted via email.</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 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 type="checkbox"/> | Julie Lujan, MIS Administrator <input type="checkbox"/> Carlo Ongklungel <input checked="" type="checkbox"/> Sonny Perez, AE Manager <input 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 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 type="checkbox"/> Patrick Luces <input checked="" type="checkbox"/> |
| Legal Counsel | Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> | |
| Public | Virtual attendance: Eun Ho, Chit Bathan, Joyce Tang, George Lujan, David Castro (The Guam Daily Post) Profile name- <i>phobby</i> - full name requested; no response. | |

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, March 4, 2025

2nd Printing – Sunday, March 9, 2025

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. APPROVAL OF PREVIOUS BOARD MINUTES: [416/25] Commissioner Delia moved to approve the board meeting minutes of February 25, 2025. Vice Chairman Sanchez seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

| AGENDA ITEM | DISCUSSION | ACTION |
|---|---|--------|
| <p>1. Resolution No. FY2025-017- Resolution creating forty (40) new temporary full-time equivalents for the Community Development Block Grant Disaster Recovery Program within the Guam Housing and Urban Renewal Authority and delegating authority for Above-Step Recruitments and approvals for the forty (40) new temporary full-time equivalents to the Executive Director.</p> | <p>[417/25] Executive Director Napoli read Resolution No. FY2025-017 on pages 1-2 of 4 in the GHURA Board of Commissioners (BoC) March 11, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Dr. Kimberly Bersamin, HR Administrator, stated the following:</p> <ul style="list-style-type: none"> • Assessments and FTEs are completed. • GHURA is looking at forty (40) or more positions. • GHURA is planning on going back to the board for approval if more positions are needed, but requested the board’s consideration and support especially for the Above-Step recruitment. • Added that the board dictates and sets pay for classified and temporary positions, however, GHURA requested the temporary authority for the temporary positions. • Due to the limited time and the need to get the program up and running, the request for the temporary authority was for efficiency of the process. • Authority given to the Director and HR will be scrutinized and will only be on an “as needed” basis and will also be based on merit, skills, and competencies. | |

| AGENDA ITEM | DISCUSSION | ACTION |
|-------------|---|--------|
| | <p>Director Napoli stated:</p> <ul style="list-style-type: none"> • Staff had been in communications with the CNMI group that had received CDBG-DR funding in the past. • The CNMI program had hired fifty (50) staff members to run the program. • Challenges included keeping staff for the entire period. • She asked that the board take into consideration the similar challenges that GHURA may face, in the request to approve the authority in the hiring and in the Above-Step recruitment of positions. <p>Deputy Director Esteves stated:</p> <ul style="list-style-type: none"> • Positions will be announced. • Applications and Resumes will be rated by HR to determine qualification, to be considered. • Informal interviews may be conducted. • Any Above-Step and Final authority for recruitment will be reviewed and approved by Director Napoli. • From a budgetary perspective, everything budgeted for in the Admin. Action Plan, will be well within budget. <p>Commissioner Corpus asked if GHURA will be getting sub-grants from the CDBG-DR grants. Deputy Director Esteves stated that it will depend on what the activity is and whether the entity has the capacity to do it. He added that Sub-grant agreements focus more on services. Ultimately, the unmet needs assessments will be reviewed and the data considered. He added that GHURA would like to focus on building versus</p> | |

| AGENDA ITEM | DISCUSSION | ACTION |
|-------------|--|--------|
| | <p>services which will expire at the end of the grant. However, GHURA will not close its doors on services. In those instances, GHURA will have a sub-grant agreement.</p> <p>Commissioner Torres stated that it would be important to have people stay with the program beyond the current administration. Deputy Director Esteves stated that it is the goal of the program to reach completion. SoPs, policies, programs, and the development of staff are being created to ensure that the program continues to run smoothly.</p> <p>Chairman Rivera stated that he appreciated GHURA's foresight in anticipating the challenges that GHURA may face in the recruitment process. He proposed that a board member sign off on any Above-Step recruitment to show that GHURA and its board are working in collaboration and that the board in support of GHURA's efforts. He deferred to Mr. Eliseo Florig Jr., GHURA's Legal Counsel, for language on the Resolution that reflects his proposal to the board. Mr. Florig recommended that in the last Resolved, may read "all approved above the minimum step pay shall be counter-signed by the chairman, or the vice-chairman, or a commissioner so delegated."</p> | |

| AGENDA ITEM | DISCUSSION | ACTION |
|-------------|------------|---|
| | | <p>[418/25] Commissioner Delia moved to approve Resolution No. FY2025-017- Resolution creating forty (40) new temporary full-time equivalents for the Community Development Block Grant Disaster Recovery Program within the Guam Housing and Urban Renewal Authority and delegating authority for Above-Step Recruitments and approvals for the forty (40) new temporary full-time equivalents to the Executive Director with the following changes under the last Resolved, “all approved above the minimum step pay shall be counter-signed by the chairman, or the vice-chairman, or a commissioner so delegated.” Mr. Florig recommended that the language also be included in the heading of the Resolution No. FY2025-017. Chairman</p> |

| AGENDA ITEM | DISCUSSION | ACTION |
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| | | <p>Rivera acknowledged the recommendation. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</p> |

| AGENDA ITEM | DISCUSSION | ACTION |
|--|--|--|
| <p>2. Resolution No. FY2025-018, Resolution affirming the Deputy Director as the Grant Manager of the Community Development Block Grant Disaster Recovery (CDBG-DR) Program and increasing his compensation commensurate with the added complexity, responsibility, and accountability.</p> | <p>[419/25] Executive Director Napoli read a memo to the BoC and Resolution No. FY2025-018, Resolution affirming the Deputy Director as the Grant Manager of the Community Development Block Grant Disaster Recovery (CDBG-DR) Program and increasing his compensation commensurate with the added complexity, responsibility, and accountability on pages 3-4 of 4 in the GHURA Board of Commissioners (BoC) March 11, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Commissioner Delia asked whether only a portion of the salary will come from the grant money. Deputy Director Esteves indicated that it all depends on how his time is allocated.</p> <p>Chairman Rivera asked Dr. Bersamin if the salary was reasonable. Dr. Bersamin stated that GHURA is getting a good deal especially with Deputy Director Esteves running two programs. It is conservative, but may revisit within the next year.</p> <p>Chairman Rivera requested that Dr. Bersamin monitor the assessment closely and report back to the board in six months.</p> <p>Director Napoli respectfully requested that the board consider approving the request.</p> | <p>[420/25] Commissioner Torres moved to approve Resolution No. FY2025-018, Resolution affirming the Deputy Director as the Grant Manager of the Community Development Block Grant Disaster Recovery (CDBG-DR) Program and increasing his compensation commensurate with the added complexity, responsibility, and accountability Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously.</p> |

| AGENDA ITEM | DISCUSSION | ACTION |
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| <p>3. Resolution No. FY2025-019; Resolution acknowledging the initial detail appointment of Jerricho Garcia as a Deputy Controller and Kathleen Taitingfong as an Administrative Assistant to the Community Development Block Grant Disaster Recovery Program (90 days) and approving their additional 90-day extension of detail appointment for a total of 180 days.</p> | <p>[421/25] Executive Director Napoli requested to table item #3 Resolution until the next board meeting.</p> | <p>[422/25] Chairman Rivera acknowledged the request to table this agenda item to the next board meeting.</p> |

VI. GENERAL DISCUSSIONS/ANNOUNCEMENTS

| AGENDA ITEM | DISCUSSION | ACTION |
|---|---|-------------------------|
| <p>1. Next proposed scheduled board meeting: Tuesday, March 25, 2025</p> | <p>Chairman Rivera inquired about the outcome of the stakeholder briefing at the legislature. Deputy Director Esteves indicated that it was the same briefing that he planned to present at the community town hall meetings. This is to ensure transparency about the CDBG-DR grant and for the public to provide comments. This will also assist in generating the draft of the action plan. The website that will be available for the public to view is www.guamcdbgdr.org.</p> <p>Director Napoli suggested that Deputy Director Esteves provide the board with a status update on the CDBG-DR program. Chairman Rivera requested that this be a standing item in board meeting agendas, moving forward.</p> | <p>No action</p> |

VII. ADJOURNMENT:

| AGENDA ITEM | DISCUSSION | ACTION |
|-------------|------------|---|
| | | <p>[423/25] Vice Chairman Sanchez moved to adjourn the March 11, 2025 BoC meeting. Commissioner Delia seconded the motion. The motion passed. The meeting was adjourned at 1:00 P.M.</p> |

SEAL

Director

Elizabeth F. Napoli
Board Secretary/Executive

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-020**

Moved By: _____

Seconded By: _____

RESOLUTION APPROVING THE GUAM COMMUNITY BLOCK GRANT – DISASTER RECOVERY PROCUREMENT POLICY ADOPTING FEDERAL COMPLIANCE STANDARDS

WHEREAS, pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA), is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and

WHEREAS, pursuant to Section 5105(b), Title 12 of the Guam Code Annotated requires that GHURA comply with any Federal rules, requirements, regulations, or procedures and may execute declarations or other agreements or documents of every nature, as may be necessary, or required by the Federal Government and to fully comply with any conditions imposed by the Federal Government upon participation by GHURA in such programs; and

WHEREAS, on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000.00 to aid in the long-term recovery from Typhoon Mawar in May 2023 and the mitigation of future disasters, and

WHEREAS, this CDBG-DR Grant will be administered by GHURA; and

WHEREAS, the Board of Commissioners recognize that to implement and execute the CDBG-DR Grant, GHURA must certify and commit to its compliance with Federal statutes, regulations, rules, and requirements; and

WHEREAS, Section 5501, Title 5 of the Guam Code Annotated states, in part, that where procurement involving the expenditure of Federal funds, all persons within the government of Guam shall comply with such Federal law and regulations which are applicable and which may be in conflict with or may not be reflected; and

WHEREAS, pursuant to CDBG-DR Grant requirements relative to Public Law 118-158, 2 CFR 200, Section III.A.2d of the Universal Notice, required certification to timeliness in the Administrative Action Plan, the impending required certification to timeliness with the Action Plan submission; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) provides that GHURA may elect and certify under Section II.A.1.B(i)(1) “Option 1” of the Universal Notice, to adopt Federal procurement standards in parts 2 CFR 200.318 through 2 CFR 200.327 for both its own procurement processes and for its subrecipients for CDBG-DR grant B-25-DU-66-0001 in addition to other procurement requirements described in Section III.B.7 of the Universal Notice; and

WHEREAS, on February 27, 2025, HUD acknowledged GHURA’s intent to certify under Option 1 for its procurement and its subrecipients; and

WHEREAS, executive management proposes that Federal procurement standards be adopted for the procurement of goods, supplies, equipment, construction services and professional services funded under CDBG-DR Grant B-25-DU-66-0001; and, now, therefore, be it

RESOLVED, that the Board of Commissioners approves the following procurement policy provided herein below, to be utilized exclusively for procurement activities funded by the Community Development Block Grant – Disaster Recovery.

Guam Housing and Urban Renewal Authority
Community Development Block Grant – Disaster Recovery
Procurement Policy

It is the policy of the Guam Housing and Urban Renewal (GHURA) to adopt Federal procurement standards consistent with 2 CFR §§ 200.318 through 200.327. This policy is intended to guide procurements for all goods, supplies, equipment, construction services, and professional services for the GHURA Community Development Block Grant – Disaster Recovery.

Section 1 – Policy observance. All actual or prospective bidders, offerors, vendors, or contractors solicited for the procurement of goods, supplies, equipment, services, construction services, and professional services shall be required to submit in writing, by an authorized representative, an attestation in the affirmative, acknowledging and certifying to compliance with the standards set forth in this policy. Any actual or prospective bidders, offerors, vendors, or contractors who do not meet this requirement shall be deemed non-responsive and non-responsible.

Section 2 - General procurement standards.

(a) ***Documented procurement procedures.*** The GHURA or subrecipient must maintain and use documented procedures for procurement transactions under a Federal award or subaward, including for acquisition of property or services. These documented procurement procedures must be consistent with Guam laws and the standards identified in 2 CFR §§ 200.318 through 200.327.

(b) ***Oversight of contractors.*** The GHURA and subrecipients must maintain oversight to ensure that contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders. *See also* 2 CFR § 200.501(h).

(c) ***Conflicts of interest.***

(1) The GHURA or subrecipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award, and administration of contracts. No employee, officer, agent, or board member with a real or apparent conflict of interest may participate in the selection, award, or administration of a contract supported by the Federal award. A conflict of interest includes when the employee, officer, agent, or board member, any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an entity considered for a contract. An employee, officer, agent, and board member of the GHURA or subrecipient may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors. However, the GHURA or subrecipient may set standards for situations where the financial interest is not substantial or a gift is an unsolicited item of nominal value. The GHURA's or subrecipient's standards of conduct must also provide for disciplinary actions to be applied for violations by its employees, officers, agents, or board members.

(2) If the GHURA or subrecipient has a parent, affiliate, or subsidiary organization that is not a State, local government, or Indian Tribe, the GHURA or subrecipient must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest mean that because of relationships with a parent company, affiliate, or subsidiary organization, the GHURA or subrecipient is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.

(d) ***Avoidance of unnecessary or duplicative items.*** The GHURA's or subrecipient's procedures must avoid the acquisition of unnecessary or duplicative items. Consideration should be given to consolidating or breaking out procurements to obtain a more economical purchase. When appropriate, an analysis should be made between leasing and purchasing property or equipment to determine the most economical approach.

(e) ***Procurement arrangements using strategic sourcing.*** When appropriate for the procurement or use of common or shared goods and services, the GHURA and subrecipients are encouraged to enter into State and local intergovernmental agreements or inter-entity agreements for procurement transactions. These or similar procurement arrangements using strategic sourcing may foster greater economy and efficiency. Documented procurement actions of this type (using strategic sourcing, shared services, and other similar procurement arrangements) will meet the competition requirements of this part.

(f) ***Use of excess and surplus Federal property.*** The GHURA or subrecipient is encouraged to use excess and surplus Federal property instead of purchasing new equipment and property when it is feasible and reduces project costs.

(g) ***Use of value engineering clauses.*** When practical, the GHURA or subrecipient is encouraged to use value engineering clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions. Value engineering means analyzing each contract item or task to ensure its essential function is provided at the overall lowest cost.

(h) ***Responsible contractors.*** The GHURA or subrecipient must award contracts only to responsible contractors that possess the ability to perform successfully under the terms and conditions of a proposed contract. The GHURA or subrecipient must consider contractor integrity, public policy compliance, proper classification of employees (*See* the Fair Labor Standards Act, 29 U.S.C. 201, chapter 8), past performance record, and financial and technical resources when conducting a procurement transaction. *See also* 2 CFR § 200.214.

(i) ***Procurement records.*** The GHURA or subrecipient must maintain records sufficient to detail the history of each procurement transaction. These records must include the rationale for the procurement method, contract type selection, contractor selection or rejection, and the basis for the contract price.

(j) ***Time-and-materials type contracts.***

(1) The GHURA or subrecipient may use a time-and-materials type contract only after a determination that no other contract is suitable and if the contract includes a ceiling price that the contractor exceeds at its own risk. Time-and-materials type contract means a contract whose cost to GHURA or subrecipient is the sum of:

(i) The actual cost of materials; and

(ii) Direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expenses, and profit.

(2) Because this formula generates an open-ended contract price, a time-and-materials contract provides no positive profit incentive to the contractor for cost control or labor efficiency. Therefore, each contract must set a ceiling price that the contractor exceeds at its own risk. Further, the GHURA or subrecipient awarding such a contract must assert a high degree of oversight to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.

(k) *Settlement of contractual and administrative issues.* The GHURA or subrecipient is responsible for the settlement of all contractual and administrative issues arising out of its procurement transactions. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the GHURA or subrecipient of any contractual responsibilities under its contracts. HUD will not substitute its judgment for that of the GHURA or subrecipient unless the matter is primarily a Federal concern. The GHURA or subrecipient must report violations of law to the Federal, State, or local authority with proper jurisdiction.

(1) Right to Protest. Any actual bidder, offeror, vendor, or contractor who may be aggrieved in connection with the method of course selection, solicitation or award of a contract may protest to the CDBG-DR Grant Manager. The protest shall be submitted in writing within fourteen (14) days after such aggrieved person knows or should have known of the facts giving rise thereto.

(2) Decision. If the protest is not resolved by mutual agreement, the CDBG-DR Grant Manager shall promptly issue a decision in writing within fifteen (15) days from the date the protest is filed. The decisions shall:

(i) state the reasons for the action taken; and

(ii) inform the protestant of its right to administrative appeal.

(3) Appeal. A decision under (1)(2) of this Section may be appealed by the protestant to the GHURA Executive Director within fifteen (15) days after receipt by the protestant of the notice of decision.

(4) Finality. For the purposes of this Section, the determination of facts and decisions by the GHURA Executive Director for the resolution shall be final and conclusive with no further right of administrative appeal.

(5) No Entitlement to Costs. There shall be no entitlement to costs or fees regardless of the outcome of the protest or appeal.

Section 3 - Competition.

(a) All procurement transactions under the Federal award must be conducted in a manner that provides full and open competition and is consistent with the standards of this section and 2 CFR § 200.320.

(b) To ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids must be excluded from competing on those procurements.

(c) Examples of situations that may restrict competition include, but are not limited to:

(1) Placing unreasonable requirements on firms for them to qualify to do business;

(2) Requiring unnecessary experience and excessive bonding;

(3) Noncompetitive pricing practices between firms or between affiliated companies;

(4) Noncompetitive contracts to consultants that are on retainer contracts;

(5) Organizational conflicts of interest;

(6) Specifying only a “brand name” product instead of allowing “an equal” product to be offered and describing the performance or other relevant requirements of the procurement; and

(7) Any arbitrary action in the procurement process.

(d) The GHURA or subrecipient must have written procedures for procurement transactions. These procedures must ensure that all solicitations:

(1) Are made in accordance with 2 CFR § 200.319(b);

(2) Incorporate a clear and accurate description of the technical requirements for the property, equipment, or service being procured. The description may include a statement of the qualitative nature of the property, equipment, or service to be procured. When necessary, the description must provide minimum essential characteristics and standards to which the property, equipment, or service must conform. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to clearly and accurately describe the technical requirements, a “brand name or equivalent” description of features may be used to provide procurement requirements. The specific features of the named brand must be clearly stated; and

(3) Identify any additional requirements which the offerors must fulfill and all other factors that will be used in evaluating bids or proposals.

(e) The GHURA or subrecipient must ensure that all prequalified lists of persons, firms, or products used in procurement transactions are current and include enough qualified sources to ensure maximum open competition. When establishing or amending prequalified lists, the GHURA or subrecipient must consider objective factors that evaluate price and cost to maximize competition. The GHURA or subrecipient must not preclude potential bidders from qualifying during the solicitation period.

(f) To the extent consistent with established practices and legal requirements applicable to the GHURA or subrecipient, this subpart does not prohibit the GHURA or subrecipients from developing written procedures for procurement transactions that incorporate a scoring mechanism that rewards bidders that commit to specific numbers and types of U.S. jobs, minimum compensation, benefits, on-the-job-training for employees making work products or providing services on a contract, and other worker protections. This subpart also does not prohibit the GHURA and subrecipients from making inquiries of bidders about these subjects and assessing the responses. Any scoring mechanism must be consistent with the U.S. Constitution, applicable Federal statutes and regulations, and the terms and conditions of the Federal award.

(g) Noncompetitive procurements can only be awarded in accordance with 2 CFR § 200.320(c).

Section 4 - Procurement methods.

There are three types of procurement methods described in this section: informal procurement methods (for micro-purchases and simplified acquisitions); formal procurement methods (through sealed bids or proposals); and noncompetitive procurement methods. For any of these methods, the GHURA or subrecipient must maintain and use documented procurement procedures, consistent with the standards of this policy consistent with 2 CFR §§ 200.318 through 200.327.

(a) ***Informal procurement methods for small purchases.*** These procurement methods expedite the completion of transactions, minimize administrative burdens, and reduce costs. Informal procurement methods may be used when the value of the procurement transaction under the Federal award does not exceed the simplified acquisition threshold as defined in § 200.1. The GHURA and subrecipients may also establish a lower threshold. Informal procurement methods include:

(1) ***Micro-purchases*** —

(i) ***Distribution.*** The aggregate amount of the procurement transaction does not exceed the micro-purchase threshold established in this policy. To the extent practicable, the GHURA or subrecipient should distribute micro-purchases equitably among qualified suppliers.

(ii) ***Micro-purchase awards.*** Micro-purchases may be awarded without soliciting competitive price or rate quotations if the GHURA or subrecipient considers the price reasonable based on research, experience, purchase history, or other information; and maintains documents to support its conclusion. Purchase cards may be used as a method of payment for micro-purchases.

(iii) ***Micro-purchase thresholds.*** The GHURA or subrecipient is responsible for determining and documenting an appropriate micro-purchase threshold based on internal controls, an evaluation of risk, and its documented procurement procedures. The GHURA establishes a micro-purchase threshold not to exceed \$10,000.00.

(2) ***Simplified acquisitions*** —

(i) ***Simplified acquisition procedures.*** The aggregate dollar amount of the procurement transaction is higher than the micro-purchase threshold but does not exceed the simplified acquisition threshold. If simplified acquisition procedures are used, price or rate quotations must be obtained from an adequate number of qualified sources. Unless specified by HUD the GHURA or subrecipient may exercise judgment in determining what number is adequate.

(ii) ***Simplified acquisition thresholds.*** The GHURA or subrecipient is responsible for determining an appropriate simplified acquisition threshold based on internal controls, an evaluation of risk, and its documented procurement procedures, which may be lower than, but must not exceed, the threshold established in the Federal Acquisition Regulation (FAR). The GHURA establishes Simplified Acquisition Threshold (SAT) of \$250,000.00. The following limitations shall be applied on informal procurement methods for small purchases:

(iia) \$250,000.00 for construction services; and

(iib) \$100,000.00 for goods, supplies, equipment, and professional services.

(b) ***Formal procurement methods.*** Formal procurement methods are required when the value of the procurement transaction under a Federal award exceeds the simplified acquisition threshold of the GHURA or subrecipient. Formal procurement methods are competitive and require public notice. The following formal methods of procurement are used for procurement transactions above the simplified acquisition threshold determined by the GHURA or subrecipient in accordance with paragraph (a)(2)(ii) of this section:

(1) **Sealed bids.** This is a procurement method in which bids are publicly solicited through an invitation and a firm fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid conforms with all the material terms and conditions of the invitation and is the lowest in price. The sealed bids procurement method is preferred for procuring construction services.

(i) For sealed bidding to be feasible, the following conditions should be present:

(A) A complete, adequate, and realistic specification or purchase description is available;

(B) Two or more responsible bidders have been identified as willing and able to compete effectively for the business; and

(C) The procurement lends itself to a firm-fixed-price contract, and the selection of the successful bidder can be made principally based on price.

(ii) If sealed bids are used, the following requirements apply:

(A) Bids must be solicited from an adequate number of qualified sources, providing them with sufficient response time prior to the date set for opening the bids. Unless specified by the Federal agency, the GHURA or subrecipient may exercise judgment in determining what number is adequate. For local governments, the invitation for bids must be publicly advertised.

(B) The invitation for bids must define the items or services with specific information, including any required specifications, for the bidder to properly respond;

(C) All bids will be opened at the time and place prescribed in the invitation for bids. Bids must be opened publicly.

(D) A firm-fixed-price contract is awarded in writing to the lowest responsive bid and responsible bidder. When specified in the invitation for bids, factors such as discounts, transportation cost, and life-cycle costs must be considered in determining which bid is the lowest. Payment discounts must only be used to determine the low bid when the GHURA or subrecipient determines they are a valid factor based on prior experience.

(E) The GHURA or subrecipient must document and provide a justification for all bids it rejects.

(2) **Proposals.** This is a procurement method used when conditions are not appropriate for using sealed bids. This procurement method may result in either a fixed-price or cost-reimbursement contract. They are awarded in accordance with the following requirements:

(i) Requests for proposals require public notice, and all evaluation factors and their relative importance must be identified. Proposals must be solicited from multiple qualified entities. To the maximum extent practicable, any proposals submitted in response to the public notice must be considered;

(ii) The GHURA or subrecipient must have written procedures for conducting technical evaluations and making selections;

(iii) Contracts must be awarded to the responsible offeror whose proposal is most advantageous to the GHURA or subrecipient considering price and other factors; and

(iv) The GHURA or subrecipient may use competitive proposal procedures for qualifications-based procurement of architectural/engineering (A/E) professional services whereby the offeror's qualifications are evaluated, and the most qualified offeror is selected, subject to negotiation of fair and reasonable compensation. The method, where the price is not used as a selection factor, can only be used to procure architectural/engineering (A/E) professional services. The method may not be used to purchase other services provided by A/E firms that are a potential source to perform the proposed effort.

(c) ***Noncompetitive procurement.*** There are specific circumstances in which the GHURA or subrecipient may use a noncompetitive procurement method. The noncompetitive procurement method may only be used if one of the following circumstances applies:

- (1) The aggregate amount of the procurement transaction does not exceed the micro-purchase threshold (*See* paragraph (a)(1)(iii) of this section);
- (2) The procurement transaction can only be fulfilled by a single source;
- (3) The public exigency or emergency for the requirement will not permit a delay resulting from providing public notice of a competitive solicitation;
- (4) The GHURA or subrecipient requests in writing to use a noncompetitive procurement method, and HUD provides written approval; or
- (5) After soliciting several sources, competition is determined inadequate.

Section 5 - Contracting with small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms.

(a) When possible, the GHURA or subrecipient should ensure that small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms (*See* U.S. Department of Labor's list) are considered as set forth below.

(b) Such consideration means:

- (1) These business types are included on solicitation lists;
- (2) These business types are solicited whenever they are deemed eligible as potential sources;
- (3) Dividing procurement transactions into separate procurements to permit maximum participation by these business types;
- (4) Establishing delivery schedules (for example, the percentage of an order to be delivered by a given date of each month) that encourage participation by these business types;
- (5) Utilizing organizations such as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and
- (6) Requiring a contractor under a Federal award to apply this section to subcontracts.

Section 6 - Domestic preferences for procurements.

(a) The GHURA or subrecipient should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards, contracts, and purchase orders under Federal awards.

(b) For purposes of this section:

(1) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Section 7 - Procurement of recovered materials.

(a) The GHURA or subrecipient that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, 42 U.S.C. 6962. The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000.00 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000.00; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

(b) The GHURA or subrecipient should, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products. *See* Executive Order 14057, section 101, Policy.

Section 8 - Contract cost and price.

(a) The GHURA or subrecipient must perform a cost or price analysis for every procurement transaction, including contract modifications, in excess of the simplified acquisition threshold. The method and degree of analysis conducted depend on the facts surrounding the particular procurement transaction. For example, the GHURA or subrecipient should consider potential workforce impacts in their analysis if the procurement transaction will displace public sector employees. However, as a starting point, the GHURA or subrecipient must make independent estimates before receiving bids or proposals.

(b) Costs or prices based on estimated costs for contracts under the Federal award are allowable only to the extent that the costs incurred or cost estimates included in negotiated prices would be allowable for the GHURA or subrecipient under 2 CFR 200 subpart E. The GHURA or subrecipient may reference its own cost principles as long as they comply with 2 CFR 200 subpart E.

(c) The GHURA or subrecipient must not use the “cost plus a percentage of cost” and “percentage of construction costs” methods of contracting.

Section 9 - Federal agency or pass-through entity review.

(a) The Federal agency or pass-through entity may review the technical specifications of proposed procurements under the Federal award if the Federal agency or pass-through entity believes the review is needed to ensure that the item or service specified is the one being proposed for acquisition. The GHURA or subrecipient must submit the technical specifications of proposed procurements when requested by the Federal agency or pass-through entity. This review should take place prior to the time the specifications are incorporated into a solicitation document. When the GHURA or subrecipient desires to accomplish the review after a solicitation has been

developed, the Federal agency or pass-through entity may still review the specifications. In those cases, the review should be limited to the technical aspects of the proposed purchase.

(b) When requested, the GHURA or subrecipient must provide procurement documents (such as requests for proposals, invitations for bids, or independent cost estimates) to the Federal agency or pass-through entity for pre-procurement review. The Federal agency or pass-through entity may conduct a pre-procurement review when:

- (1) The GHURA's or subrecipient's procurement procedures or operation fails to comply with the procurement standards in 2 CFR § 200;
- (2) The procurement is expected to exceed the simplified acquisition threshold and is to be awarded without competition, or only one bid is expected to be received in response to a solicitation;
- (3) The procurement is expected to exceed the simplified acquisition threshold and specifies a "brand name" product;
- (4) The procurement is expected to exceed the simplified acquisition threshold, and a sealed bid procurement is to be awarded to an entity other than the apparent low bidder; or
- (5) A proposed contract modification changes the scope of a contract or increases the contract amount by more than the simplified acquisition threshold.

(c) The GHURA or subrecipient is exempt from the pre-procurement review in paragraph (b) of this section if the Federal agency or pass-through entity determines that its procurement systems comply with the standards of 2 CFR § 200.

(1) The GHURA or subrecipient may request that the Federal agency or pass-through entity review its procurement system to determine whether it meets these standards for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding and third-party contracts are awarded regularly.

(2) The GHURA or subrecipient may self-certify its procurement system. However, self-certification does not limit the Federal agency's or pass-through entity's right to review the system. Under a self-certification procedure, the Federal agency or pass-through entity may rely on written assurances from the GHURA or subrecipient that it is complying with the standards of this part. The GHURA or subrecipient must cite specific policies, procedures, regulations, or standards as complying with these requirements and have its system available for review.

Section 10 - Bonding requirements.

(a) A bid guarantee from each bidder equivalent to five percent of the bid price. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute any required contractual documents within the specified timeframe.

(b) A performance bond on the contractor's part for 100 % of the contract price. A performance bond is a bond executed in connection with a contract to secure the fulfillment of all the contractor's requirements under a contract.

(c) A payment bond on the contractor's part for 100 % of the contract price. A payment bond is a bond executed in connection with a contract to assure payment as required by the law of all persons supplying labor and material in the execution of the work provided for under a contract.

Section 11 - Contract provisions.

The GHURA's or subrecipient's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200 – Contract Provisions for Non-Federal Entity Contracts under Federal Awards.

Section 12 - Severability.

(a) Any part of this policy made non-compliant or otherwise in conflict of Federal statutes, regulations, rules, or requirements since its enactment, by way changes in Federal statutes, regulations, rules, or requirements, Presidential Executive Orders, or the rescinding of Presidential Executive Orders are automatically severed.

(b) The CDBG-DR Grants Manager when made aware of a change in Federal statutes, regulations, rules, or requirements, Presidential Executive Orders, or the rescinding of Presidential Executive Orders requiring an update to this policy shall bring it before the GHURA Board of Commissioners within 60-days of the applicable changes.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – MARCH 25, 2025
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on March 25, 2025.

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director



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-24-004

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

March 05, 2025

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

SUBJECT: Change Order No. 1 - GHURA-24-004; Renovation and Upgrade of Basketball Court and
Construction of Generator Room at Toto Gardens

Dear Mr. Lee:

In connection with your Contract dated May 03, 2025, for the renovation and upgrade of basketball court and construction of generator room at Toto Gardens . 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 and upgrade of basketball court and construction of generator room at Toto Gardens as:
- 2.

| | Material and Labor description | Amount |
|----|---|----------------|
| 1. | New Basketball Court Flooring work. | |
| | a. Demolition and disposal of existing concrete and asphalt | \$36,000.00 |
| | b. Civil work; Grading with Sub- Base materials, Install base Course materials, Compaction, Concrete pouring. | \$118,000.00 |
| 2. | Deduction for removal ½ inch existing surface/ | (-\$12,000.00) |



Change Order No. 1

GHURA-24-004 Renovation and Upgrade of Basketball Court
And Construction of Generator Room at Toto Gardens

| | | |
|----|---|---------------------|
| 3. | Breaking and Digging of Concrete Slab on Column Footing (under base course) | \$11,000.00 |
| 4. | Removal and Disposal of existing two 45 ft containers | \$9600.00 |
| | | |
| | | Total: \$162,600.00 |

| | | | |
|----------------------------------|----------------|-------------------------------------|-------------------|
| Original Contract: | \$1,010,000.00 | Contract NTP Date: | May 28,2024 |
| Changes Approved: | \$0 | Contract Duration: | 330 Calendar Days |
| This Change Order: | \$162,600.00 | Extension This Change Order: | 68 calender days |
| Adjusted Contract Amount: | \$1,172,600.00 | New Completion Date: | June 30, 2025 |

ACCEPTED: O.H. Construction

Mr. Michael J. Lee
General Manager

Date: _____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

Elizabeth F. Napoli
Executive Director

Date: _____