



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., September 13, 2024  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Friday, September 06, 2024

2<sup>nd</sup> Printing – Wednesday, September 11, 2024

**III. APPROVAL OF PREVIOUS BOARD MINUTES – August 13, 2024  
August 30, 2024**

**PAGE (S)**

**IV. NEW BUSINESS**

- |  |         |
|--|---------|
| 1. Intent of Award .....   |         |
| IFB GHURA-24-008; Concrete Roof Repair and Coating at GHURA 100,<br>Yona Units |         |
| 2. Intent of Award .....   | 1 - 6   |
| IFB GHURA-24-009; Grounds Maintenance for GHURA Properties                     |         |
| 3. Intent of Award .....   | 7 - 8   |
| IFB GHURA-24-10; Security Alarm Monitoring and Roving Services                 |         |
| 4. Intent of Award .....   | 9 - 17  |
| IFB GHURA-24-11; Rehabilitation of the Agana Heights Fourplex                  |         |
| 5. Intent of Award .....   | 18 - 22 |
| IFB GHURA-24-12; Rehabilitation of Bradley Building                            |         |
| 6. Intent of Award .....   | 23 - 25 |
| IFB GHURA-24-13; Office Cubicle and Carpet Replacement                         |         |
| 7. Summary of Deputy Director, Board Evaluation for CY2024 .....               |         |
| 8. Summary of Executive Director, Board Evaluation for CY2024 .....            |         |

**V. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Tuesday, September 24, 2024  
@ 12:00 p.m.

**VI. ADJOURNMENT**

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 Tel: (671) 647-1855 \* Fax: (671) 647-1867

**NOTICE OF MEETING**  
**IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, SEPTEMBER 10, 2024.**  
 The public can access a live stream of this meeting on the CSC website at: [csc.guam.gov](http://csc.guam.gov) or via zoom at:  
<https://us06web.zoom.us/j/82258496715?pwd=ywnKgXn7maACle9lOdt1jui1YSFbjp.1>  
 (Meeting ID: 822 5849 6715) (Passcode: 451483)

**AGENDA:**

I. CALL TO ORDER.	(3) MOTION HEARING.
II. APPROVAL OF MINUTES: May 02, 2024 and May 09, 2024.	LeoRustum S. Espia vs. Guam Homeland Security (GHS); CSC Case No.: 22-AA06T.
III. NEW BUSINESS:	V. GENERAL BUSINESS:
(1) POST AUDIT INVESTIGATION HEARING.	(1) Bills and Laws affecting CSC: None.
Tricia Alconaba vs. Department of Education (DOE); CSC Case No.: 24-PA01.	(2) Administrative Counsel Litigation Update; focused on CVA24-004.
(2) WHISTLE BLOWER ASSESSMENT HEARING.	- Department of Corrections vs. Civil Service Commission and Joseph Cruz II.
Kin C. Fernandez vs. Department of Education (DOE); CSC Case No.: 24-WB02.	(3) Administrative Matters:
IV. OLD BUSINESS:	(a) Board Training: Civil Service Commission Board Members.
(1) ADMINISTRATIVE LAW JUDGE REPORT AND SIGNING: JUDGMENT OF DISMISSAL.	VI. ADJOURNMENT.
Jeffrey C. Limo vs. Department of Corrections (DOC); CSC Case No.: 17-AA18T.	
(2) MOTION HEARING.	
Joseph Sakisat vs. Department of Corrections (DOC); CSC Case No.: 21-AA21T.	

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

**GUAM VISITORS BUREAU**  
 SETBISION BISITAN GUAHAN

**INVITATION FOR BID**  
**COMMUNITY DEVELOPMENT LIGHTING PROJECT**  
**GVB IFB 2024-009**

The Guam Visitors Bureau (GVB), a public, non-stock, non-profit, membership corporation, issues this Invitation for Bid ("IFB") **GVB IFB 2024-009 COMMUNITY DEVELOPMENT LIGHTING PROJECT** to secure solar-powered LED lights for the streets and sidewalks along Government Hill, Government House and the Adelup Complex.

The **Invitation for Bid** packages can be downloaded at no cost from GVB's website at [https://go.opengovguam.com/bids/bids\\_list/gvb](https://go.opengovguam.com/bids/bids_list/gvb) or obtained (in USB format) at the GVB Office, 401 Pale San Vitores Road, Tumon, Guam, 8:00 AM - 5:00 PM, Monday - Friday, excluding Guam holidays. A non-refundable \$25.00 fee will be charged if packet is picked up at the GVB office (payable in US\$ cash, bank wire transfer or major credit card (Visa, MasterCard, Discover, JCB)).

Questions, if any, should be made in writing to the President and CEO, which can be dropped off at the GVB office; emailed to [procurement@visitguam.org](mailto:procurement@visitguam.org); or sent by fax to 671-646-8861 according to the timeline provided in the IFB packet.

GVB hereby notifies all bidders that it will affirmatively ensure that minority business enterprises will be afforded full opportunity to submit a response to this invitation for bid and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

GVB reserves the right to reject any or all bids, solicit new bids, waive minor informalities or irregularities for this procurement. Except to the above person named, direct or indirect contact with the GVB Management or Staff, Board Member, or any person participating in the selection process is prohibited.

**Bid submission deadline is at 12:00 p.m. Chamorro Standard Time on Friday, September 27, 2024.**

/s/ **CARL T. C. GUTIERREZ**  
 President and CEO

*This advertisement was paid for by the Tourist Attraction Fund.*

**GUAM VISITORS BUREAU | SETBISION BISITAN GUAHAN**  
 401 Pale San Vitores Road | Tumon, Guam 96913 | (671) 646-5278 | (671) 646-8861 fax  
[guamvisitorsbureau.com](http://guamvisitorsbureau.com) | [visitguam.com](http://visitguam.com) | [info@visitguam.com](mailto:info@visitguam.com)

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**UNIVERSITY OF GUAM**  
 UNIBETSEDAT GUAHAN

**Notice of UOG Board of Regents Special Meeting**  
 The University of Guam Board of Regents special meeting is scheduled for  
**Friday, September 13, 2024, 2:30p.m.,**  
 RFK Memorial Library, Silent Room, UOG, Mangilao, Guam.

**AGENDA**

**1.0 CALL TO ORDER**

**2.0 Reports from Standing Committee**

2.1 Executive Committee

2.1.1 Resolution No. 24-17, Relative to Approving the President's Request for Indemnification Pursuant to Article IV, Section 12 of the University of Guam Board of Regents Third Amended Bylaws

**3.0 ADJOURNMENT**

For special accommodations, contact Elaine Faculo-Gogue, ADA Coordinator, Human Resources Office, UOG Campus, at 735-2244 or (TTY) 735-2243. Live closed captioning is available through a website link provided within the online meeting.

The meeting will be streamed on the UOG YouTube channel at  
<https://www.youtube.com/uogtriton>  
 /s/UOG Board of Regents Chairperson  
**Sandra H. McKeever**

*This ad was paid for with public funds. UOG is an equal-opportunity provider and employer.*

**UNIVERSITY OF GUAM**  
 UNIBETSEDAT GUAHAN

**Guam Cancer Trust Fund**

**NOTICE OF AVAILABILITY OF FUNDS FOR FY 2025**

The Guam Cancer Trust Fund Council, pursuant to PL 30-80 as amended, announces the availability of funds for the prevention, treatment, and support of cancer patients. Eligible applicants are non-profit organizations duly incorporated in the island of Guam. Services may include but are not limited to: off-island transportation and temporary housing during active cancer treatment; local transportation to and from cancer treatment centers/clinics; consumable supplies for cancer care; provision of special dietary needs or food assistance during active treatment; medications required for symptom control; and education and outreach.

The deadline for submitting applications is Friday, September 20, 2024, at 5:00 pm. Those who are interested can either apply online at [www.guamcancertrustfund.com](http://www.guamcancertrustfund.com) or pick up an application form at the Margaret Perez Hattori-Uchima School of Health. For further details, please contact the Guam Cancer Trust Fund office at (671) 735-0109 or send an email to [gctf@triton.uog.edu](mailto:gctf@triton.uog.edu).

/s/ **Dr. Anita Borja Enriquez**  
 President

University of Guam is an equal opportunity employer and provider.  
 This advertisement is paid for by the Guam Cancer Trust Fund.

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

**Board of Commissioners Meeting**  
**Friday, September 13, 2024 at 12:00 PM.**  
**This meeting is open to the public via Zoom.**  
 Join Zoom Meeting  
<https://us06web.zoom.us/j/89470348252?pwd=f0ejAf4NGFyqLk5iW7Pvb6lMRwAn0.1>  
 Meeting ID: 894 7034 8252  
 Passcode: 682781  
 Watch YouTube Live Stream  
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLyn48ULag>

**AGENDA:**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

III. APPROVAL OF PREVIOUS BOARD MINUTES - August 13, 2024  
 August 30, 2024

IV. NEW BUSINESS

1. Intent of Award; IFB GHURA-24-008; Concrete Roof Repair and Coating at GHURA 100, Yona Units

2. Intent of Award; IFB GHURA-24-009; Grounds Maintenance for GHURA Properties

3. Intent of Award; IFB GHURA-24-10; Security Alarm Monitoring and Roving Services

4. Intent of Award; IFB GHURA-24-11; Rehabilitation of the Agana Heights Fourplex

5. Intent of Award; IFB GHURA-24-12; Rehabilitation of Bradley Building

6. Intent of Award; IFB GHURA-24-13; Office Cubicle and Carpet Replacement

7. Summary of Deputy Director, Board Evaluations for CY2024

8. Summary of Executive Director, Board Evaluations for CY2024

V. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting - Tuesday, September 24, 2024 @ 12:00 p.m.

VI. ADJOURNMENT

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

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

*This advertisement was paid for by GHURA.*



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*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**public works**  
DEPARTAMENTON CHIKRO PUPLEAO  
VINCENT P. ARRIOLA  
Director  
LINDA J. IBANEZ  
Deputy Director  
ERNEST G. CANDOLETA JR.  
Deputy Director

### REQUEST FOR PROPOSALS

*The Honorable Lourdes A. Leon Guerrero, Governor of Guam and Honorable Joshua F. Tenorio, Lt. Governor of Guam, through the Director of Department of Public Works (DPW), Vincent P. Arriola, Announces the solicitation of a sealed proposal for:*

**DPHSS DIVISION OF ENVIRONMENTAL HEALTH MAIN FACILITY (DESIGN PHASE)**

**Project No.: 470-5-1079-F-DED**  
**Treasurer of Guam**

**Non-Refundable Fee: \$25.00 (Twenty-Five Dollars)** required as Payment for each Bid Documents.

**Availability of Documents:** - September 11th, 2024, CIP / Contracts Administration, Ground Floor, Highway Building, DPW, Upper Tumon.

**Pre-Proposal Conference:** - September 18th, 2024, 9:30 am, Division of Capital Improvement (CIP) Ground Floor, Highway Building Conference Room, Upper Tumon. Attendance for the PreProposal conference and site visit is mandatory.

**RFP Submittal:** - October 2nd, 2024, 4:00 p.m. One (1) original and one (1) copy must be submitted @ CIP Ground Floor, Highway Building.

The Director of Public Works reserves the right to reject any or all proposals and to waive any imperfection in the proposals, which in its sole and absolute judgment will serve the Government of Guam interests.

/s/ **VINCENT P. ARRIOLA**  
**Director**

*This Ad Paid for with Government Funds*

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<https://www.youtube.com/uogtriton>

/s/UOG Board of Regents Chairperson  
**Sandra H. McKeever**

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### NOTICE OF PUBLIC MEETING

#### COMMISSION ON POST-MORTEM EXAMINATIONS

Wednesday, September 18, 2024, 10:00 a.m.  
Conference Room, 4th Floor, Ste 412, Bank of Hawaii, Hagåtña  
This meeting is open to the public via YouTube Livestream Link: [oagguam.org/live](https://oagguam.org/live)

### AGENDA

**I. Meeting Called to Order**

**II. Roll Call of Members**

**III. Open Government Compliance**

a. Publication, September 11, 2024

b. Publication, September 13, 2024

c. GovGuam Notices Portal & Website Posting

**IV. Approval of Prior Minutes, April 22, 2024**

**V. Old Business**

**VI. New Business**

a. Resignation of Dr. Nine

b. Recruitment of new Chief Medical Examiner, Chief Medical Examiner Job Announcement

c. Reports & Updates: Dr. Jeffrey Nine, Chief Medical Examiner (CME)

d. Budgetary Update (Johanna Bamba)

e. Status of Locum Tenens

f. Dr. Kenny Su: Interview & Selection

**VII. Adjournment**

For more information or to arrange for ADA accommodations, please contact  
Yolanda Elliott at (671) 475-3324 ext. 5008

Meeting Location: Attorney General's Office Conference Room, 4th Floor, Ste 412, Bank of Hawaii, Hagåtña  
*This advertisement was paid with government funds by the Office of the Chief Medical Examiner.*



Lourdes A. Leon Guerrero  
Governor of Guam

## GHURA

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



Joshua F. Tenorio  
Lieutenant Governor of Guam

### Board of Commissioners Meeting

**Friday, September 13, 2024 at 12:00 PM.**  
This meeting is open to the public via Zoom.

Join Zoom Meeting  
<https://us06web.zoom.us/j/89470348252?pwd=f0ejAf4NGFyqLk5iW7Pvb6IIMRwAn0.1>  
Meeting ID: 894 7034 8252  
Passcode: 682781  
Watch YouTube Live Stream  
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

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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.

## Dededo Municipal Planning Council

### Regular Monthly Meeting

**Wednesday, September 18, 2024 @5:30p.m.**  
**Dededo Senior Citizen Center**  
*Live on Dededo Mayor's Office Facebook page*

### AGENDA

- I. Call to Order
- II. Zone change application for Lot 5234-6 from "A" (Agriculture) to "M-1" (Light Industrial) zone to construct and operate a warehouse for renewable energy products, storage, workspace and parking on Chalan Acho Latte. Applicant: Hagens, Inc. Rep: Felix Benavente.
- III. Zone change application for Lots 1-1-1, 1-1-2, 1-1-3 Tract 537 on Chalan Castro Machananao from "A" (Agriculture) to "R-2" (Multi-Family Dwelling) for the purpose to construct four (4) 2-story multi-family apartment buildings with a total of thirty (30) units. Applicant: C.Y. Leung Rep: Felix Benavente
- IV. Adjourn

*For special accommodations email [dededo.astumbo@gmail.com](mailto:dededo.astumbo@gmail.com).  
This ad is paid by with DMPC Revolving Fund*

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli <sup>(EN)</sup>  
 Executive Director

**DATE:** September 06, 2024

**SUBJECT:** Intent of Award  
 IFB GHURA-24-009;  
 Grounds Maintenance for GHURA Properties

Bid opening for the subject project was held on August 20, 2024, at 2:00 p.m. A total of four bidders registered for the bid and given bid specifications of which four submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	Delivery date as specified
1	GET LLC Consulting Equipment	[x] Cashier's Check 15%	<b>\$108,816.00</b> <b>Awarded Bid items 1.</b>
2	Flame Tree Freedom Center	[ ] Based on Flame Tree Freedom Center's Non- Profit status and in accordance with 5 GCA 5217, this requirement does not apply.	<b>\$88,800.00</b> <b>Awarded Bid items 2.</b>
<b>Total Cost</b>			<b>\$197,616.00</b>
<b>Government Estimate</b>			<b>\$75,000.00</b>

A breakdown for each item description as noted below:

/

/



Invitation for Bid No: IFB GHURA-24-009 was officially announced and advertised in *The Pacific Daily News*, *The Guam Daily Post*, and Guam Housing and Urban Renewal Authority website on July 18, 2024. 4 bidders had expressed an interest in bidding, as follow;

Bidders Register:

1. Flame Tree Freedom Center
2. Get Consulting-Equipment LLC.
3. Proferre
4. Guam Cleaning Masters Inc.

Of the four, (4)- 4 submitted bid proposals, namely:

- Flame Tree Freedom Center
- Get Consulting-Equipment LLC.
- Proferre
- Guam Cleaning Masters Inc.

An evaluation committee convened on, Tuesday, August 27, 2024, at 9:00 a.m. with four bid proposals submitted by Flame Tree Freedom Center, Get Consulting-Equipment LLC, Proferre, and Guam Cleaning Masters Inc. After further evaluation, based on the lowest responsive and responsible bid the committee members determined the lowest and responsible bidders met all the criteria. The Option to purchase Bid item 3 was not accepted by the evaluation committee. Therefore, committee members determined that GET LLC Consulting Equipment was awarded Bid item 1, and Flame Tree Freedom Center was awarded Bid item 2.

**I. BID ITEM(s)**

**Vendor: GET LLC Consulting Equipment**

Bid Item #	Item Description	Estimated Qty	Unit Measure	Unit Price	Total Cost
1	AMP 1	12		\$3,835.00	\$46,020.00
	Sinajana Main Office	12		\$1,005.00	\$12,060.00

	AMP 4	12		\$1,780.00	\$21,360.00
	Guma Trankilidat	12		\$2,448.00	\$29,376.00
<b>Total</b>	<b>Bid item 1 Awarded to GET LLC Consulting Equipment</b>				<b>Total: <u>\$108,816.00</u></b>
2	Amp 2	12		\$3,260.00	\$39,120.00
	Amp 3	12		\$5,580.00	\$66,960.00
<b>Total</b>	<b>Bid item 2</b>	12			<b>Total: <u>\$106,080.00</u></b>
3	Option to purchase 3 additional grasses cutting, based on environmental factors to include heavy rain fall months.	8		\$0.00  Option to purchase not accepted.	\$0.00

**Vendor: Flame Tree Freedom Center**

Bid Item #	Item Description	Estimated Qty	Unit Measure	Unit Price	Total Cost
1	Amp 1	12		\$2,950.00	\$35,400.00
	Sinajana Main Office	12		\$500.00	\$6,000.00



	Amp 4	12		\$4500.00	\$54,000.00
	Guma Trankilidat	12		\$3,500.00	\$42,000.00
Total	Bid item 1				<b>Total: <u>\$137,400.00</u></b>
2	AMP 2	12		\$2,800.00	\$33,600.00
	AMP 3	12		\$4,600.00	\$55,200.00
Total	<b>Bid item 2 Awarded to Flame Tree Freedom Center</b>				<b>Total: <u>\$88,800.00</u></b>
3	Option to purchase 3 additional grasses cutting, based on environmental factors to include heavy rain fall months.	3	each	\$0.00  Option to purchase not accepted.	\$0.00

**Vendor: Guam Cleaning Masters. Inc.**

Bid Item #	Item Description	Estimated Qty	Unit Measure	Unit Price	Total Cost
1	AMP 1	12		\$4,800.00	\$57,600.00
	Sinajana Main Office	12		\$2,800.00	\$33,600.00
	AMP 4	12		\$3,800.00	\$45,600.00

	Guma Trankilidat	12		\$4,200.00	\$50,400.00
Total	Bid item 1				<b>Total: <u>\$187,200.00</u></b>
2	AMP 2	12		\$6,800.00	\$81,600.00
	AMP 3	12		\$4,600.00	\$55,200.00
<b>Total</b>	<b>Bid item 2</b>				<b>Total: <u>\$136,800.00</u></b>
3	Option to purchase 3 additional grasses cutting, based on environmental factors to include heavy rain fall months.	3		\$0.00  Option to purchase not accepted.	\$0.00

**Vendor: Proferre.**

Bid Item #	Item Description	Estimated Qty	Unit Measure	Unit Price	Total Cost
1	AMP 1	36		\$7,913.74	\$284,894.64
	Sinajana Main Office	36		\$510.27	\$18,380.52
	AMP 4	36		\$8,169.02	\$294,084.72
	Guma Trankilidat	36		\$4,084.51	\$147,042.36
Total	Bid item 1				<b>Total: <u>\$744,402.24</u></b>



2	AMP 2	36		\$6,637.33	\$238,943.88
	AMP 3	36		\$11,870.61	\$427,341.97
<b>Total</b>	<b>Bid item 2</b>				<b>Total:</b> <b><u>\$666,285.85</u></b>
3	Option to purchase 3 additional grasses cutting, based on environmental factors to include heavy rain fall months.	3		\$0.00  Option to purchase not accepted.	\$0.00

The Guam Housing and Urban Renewal Authority's (GHURA's) 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.


GHURA is committed to maintaining the Fence Line and grounds with its properties aligned with its mission goals and overall site improvement plans. This includes GHURA's main office in Sinajana; four (4) Public Housing AMP sites and Guma Trankilidat (GT). Professional Contract services for Grounds maintenance is necessary to augment GHURA's maintenance staff in their work responsibilities in maintaining the properties to be marketable for our clients. There are four (4) AMP sites located with twelve (12) villages servicing a total of 750 units. Guma Trankilidat is Guam's multi-family rural development servicing fifty (50) units.

In review of the bid result: GET LLC Consulting Equipment and Flame Tree Freedom Center provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award, with the initial term for a three (3) year contract with an option to renew for two (2) additional years in one-year terms, and not to exceed the amount of \$197,616.00.

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

**MEMORANDUM:**

**TO:** Board of Commissioners

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

**DATE:** September 06, 2024

**SUBJECT:** Intent of Award  
IFB GHURA-24-10;  
Security Alarm Monitoring and Roving Services

Bid opening for the subject project was held on August 20, 2024 at 10:30 a.m. A total of two bidders registered for the bid and given bid specifications of which one submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	Delivery date as specified
1	G4s Secure Solutions (Guam Inc.)	[X] Bid Bond	\$364,452.00 Awarded line items, 1,2, and 3.
2	Pacific Island Security (Guam), Inc. No bid submittal	[ ]	\$ 0.00
<b>Total Cost</b>			<b>\$364,452.00</b>
<b>Government Estimate</b>			<b>\$175,000.00</b>

A breakdown for each item description as noted below:

**G4s SECURE SOLUTIONS (GUAM INC.)**

<b>BID ITEM(s)</b>				
<u>Item No.</u>	<u>Description</u>	<u>QTY</u>	<u>Monthly Cost</u>	<u>Annual Cost</u>
1.0	Security Services- To include weekends & Government Holidays	1-Guard	\$16,826.00 <u>\$12,777.00</u> <b>\$29,603.00</b>	\$201,912.00 GT \$153,325.00 <u>(Amp 4)</u> <b>\$355,236.00</b>



	For 1 Guard -	<b>(Per Guard)- for 2 locations.</b>	
2.0	Alarm System	<u>\$528.00</u>	<u>\$6,336.00</u>
3.0	After Hours Answering Services	<u>\$240.00</u>	<u>\$2,880.00</u>
	<b>Total Costs:</b>	<b><u>\$30,371.00</u></b>	<b><u>\$364,452.00</u></b>

The Guam Housing and Urban Renewal Authority (GHURA's) 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.

GHURA is committed to support its developments in providing security services to prevent crime against persons and property. Security provides a safe and danger-free environment, so that residents can conduct their daily chores and businesses without fear. GHURA is looking for security services that will provide a security alarm monitoring system and a roving patrol service that will be tasked with securing the premises by staying on patrol, performing building inspections, guarding entry points, and verifying visitors.

In review of the bid result: G4s Secure Solutions (Guam), Inc. provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award, with the initial term for a three (3) year contract with an option to renew for two (2) additional years in one-year terms, and not to exceed the amount of \$364,452.00

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

**MEMORANDUM:**

**TO:** Board of Commissioners

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

**DATE:** September 12, 2024

**SUBJECT:** Intent of Award  
 IFB GHURA-24-11  
 Rehabilitation of the Agana Heights Fourplex

Bid opening for the subject project was held on July 26, 2024, at 2:00 p.m. A total of 4 bidders registered for the bid and given bid specifications of which 4 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	180 Consecutive Calendar Days
1	Guam Evergreen Construction	[X] 15% of total bid amount	\$289,900.00
2	O.H. Construction	[X] 15% of total bid amount	\$328,500.00
3	Genesis Tech Corporation	[X] Cashiers' Check 15%	\$380,000.00
4.	Surface Solutions	[X] 15% of total bid amount	\$447,888.00
<b>Government Estimate</b>			<b>\$411,094.34</b>

A breakdown is required for each item description as noted below

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**Guam Evergreen Construction**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1</b>				
1.	Professional Service & Management Fees Design, Permit, and Others				\$20,000.00
2.	Civil Works, asphalts paving, water & Sewer line replacement, chain link, fence & CMU fence, infiltration trench system. Contractor hires surveyor to determine boundary points and marker of the property.				\$120,000.00
3.	Exterior Works, roof coating with water blasting cleaning, roof repair, new typhoon shutter, replacement of handrailing and painting.				\$50,000.00
4.	Electrical Works, up-grade electrical system				\$17,000.00
5.	Structural Repair				\$2,900.00
6.	Renovation of 4 units interior work				\$80,000.00
	<b>Total Cost of Base Bid 1.</b>				<b>\$289,900.00</b>

**O.H Construction**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Administrative works, design & permit, mobilization, demobilization management expense (insurance & tax).				\$50,000.00
2.	Civil Works, asphalt pavement, new marking with ADA Parking marking, water & sewer works, fence work (chain-link & CMU), provide infiltration trench & others.				\$120,000.00
3.	All Exterior works, roof coating, painting, repair, new handrailing replacement.				\$50,000.00
4.	Electrical Works,				\$15,000.00
5.	Structural Repair Work				\$3,500.00
6.	4 Plex Interior Works, renovation				\$90,000.00

	<b>Total Cost of Base Bid 1.</b>				\$328,500.00
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**Genesis Tech Corporation**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Mobilization/demonization	1	LS		\$17,000.00
2.	Design and Permit	1	LS		\$12,000.00
3.	Civil Works	1	LS		\$140,000.00
4.	Exterior Work	1	LS		\$52,000.0
5.	Electrical Work Exterior	1	LS		\$14,200.00
6.	Structural Repair	1	LS		\$5,000.00
7.	Unit 1 Ground Floor)	1	LS		\$32,200.00
8.	Unit 2 Ground Floor)	1	LS		\$35,200.00
9.	Unit 3 Second Floor)	1	LS		\$35,200.00
10.	<b>Unit 4 (Second Floor)</b>	1	LS		\$35,200.00
11.	<b>Other Works</b>	1	LS		\$2,000.00
	<b>Total Cost of Base Bid 1.</b>				\$380,000.00

**Surface Solutions.**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Mobilization/safety signs demobilization	1	LS	\$2,922.43	\$2,922.43
	Civil Works				
2.	Provide 2-1/2" minimum thickness asphalt pavement approximately A=+3,284 sf on new parking this includes pavement marking and wheel stop.	3,284	SF	\$19.30	\$63,366.12
3.	Provide two (2) ADA parking which includes ADA sign.	2	Ea.	\$1,680.40	\$3,360.80
4.	Remove and replace the existing waterline				



	and re-route the water meter outside the property and connect it to the existing water main.	1	LS	\$2,337.95	\$2,337.95
5.	Remove and replace the existing sewer line with PVC and connect to existing sewer line.	1	LS	\$2,337.95	\$2,337.95
5.	Install new 6 ft high chain link fence Approximately L=320 ft see civil site plan	320	LF	\$49.96	\$15,986.04
6.	Install new CMU Fence front with a metal grill on the front. These include plastering and paintings.	51	LF	\$179.39	\$9,148.67
7.	Provide an infiltration trench that meets CNMI and Guam Stormwater management 2006. Professional engineers shall consider water quality volume and prevent clogging using the following, sand, pea gravel geotextile and other applicable.	90	LF	\$73.06	\$6,575.40
8.	Contractor to hire surveyor to determine boundary points and marker of the property.	1	LS	\$7,306.08	\$7,306.08
	<b>Exterior Works</b>				
9.	Pressure washes existing roof before applying roof coating. Provide a minimum of 40 mil thick of elastomeric paint. Contractor to verify the exact dimensions of a roof on-site.	2710	SF	\$10.22	\$27,699.54
9.	Pressure wash before application of new exterior paint such as walls, decorative blocks, handrailing, guardrails, and ceilings, the contractor shall submit material on the selection of color.	4,690	SF	\$2.70	\$12,678.20
10.	Replace all existing handrailing stair and guardrail to meet code requirements to be determined by the architect. See A-2 for the locations. Pipe post and material shall meet ASTM standard.	44	LF	\$584.49	\$25,717.40
11.	Infill concrete at the center of decorative blocks on the second floor.	1	LS	\$1,168.97	\$1,168.97
12.	Install new typhoon shutters to tall windows. Typhoon shutters shall withstand 170 mph.	24	Ea.	\$1,334.58	\$32,029.85
13.	Remove and dispose of all existing window grills in all units to the approved damp site.	24	Ea.	\$80.37	\$1,928.81
	<b>Electrical Work</b>				
14.	Upgrade the main service distribution panel near the concrete stair.	1	LS	\$7,744.44	\$7,744.44
15.	Provide and install exterior lighting (4) locations in the parking area. The electrical engineer shall determine lumens requirements.	4	Ea.	\$547.96	\$2,191.82



	<b>Structural Repair</b>				
15.	Structural roof crack repairs using epoxy injection approximately 40 ft before applying roof coating.	40	FT	\$40.91	\$1,636.56
16.	Structural crack and spall repair in various locations such as Room 4, and some locations on the balcony, 6 decorative blocks need to be replaced to match the existing.	1	LS	\$1,315.09	\$1,315.09
	<b>Unit 1 Ground Floor</b>				
18.	At the entrance and back door, remove and replace the existing wooden door with a new aluminum door and screen door including hardware. All exterior doors shall withstand with a wind velocity of 170 mph and meet BABA reqs.	2	Ea.	\$5,406.50	\$10,813.00
19.	Remove and replace all interior doors with solid core doors including door knob and hardware. Use lever-type lockset on all doors.	3	Ea.	\$2,484.07	\$7,452.20
20.	In bedroom 1 and living room remove and replace existing window with new 4x4 aluminum window and frame (2) two locations. Windows shall withstand velocity 170 mph.	2	Ea.	\$1,811.91	\$3,623.82
21.	At living room, remove and replace existing window with new 5x4 aluminum window and frame. Infill excess opening with reinforce concrete. Windows shall withstand velocity 170 mph.	1	Ea.	\$5,146.40	\$5,146.40
22.	Re-furbish storage in common living area and bedroom 1 drawer.	1	LS	\$2,337.95	\$2,337.95
23.	At restroom, remove and replace existing window with new 2x2 aluminum window and frame to match existing. Windows shall withstand velocity 170 mph. Remove and replace shower valves, medicine cabinets, shower curtain, toilet paper holder and other accessories to match existing.	1	LS	\$2,703.25	\$2,703.25
24.	At restroom, remove and replace existing floor tiles and wall tiles with ceramics. Provide floor drain cover.	148	SF	\$21.15	\$3,129.92
25.	Remove existing kitchen hanging cabinet, counter and counter top. Provide new kitchen hanging cabinets, counter and counter top.	1	LS	\$8,082.39	\$8,082.39
26.	At kitchen, remove and replace water and plumbing connection and accessories to match the existing.	1	LS	\$2,337.95	\$2,337.95

27.	Remove existing wires, cable and provide new wires/cables, and upgrade existing panel.	1	LS	\$2,000.00	\$2,000.00
28.	Remove and replace all existing outlets, switches, and light fixtures to match existing.	1	LS	\$2,454.84	\$2,454.84
29.	All interior wall and ceiling surfaces shall be re-painted, semi-gloss.	2740	SF	\$2.34	\$6,405.97
	<b>Unit 2 Ground Floor</b>				
30.	At the entrance and back door, remove and replace the existing wooden door with a new aluminum door and screen door including hardware. All exterior doors shall withstand with a wind velocity of 170 mph and meet BBA reqs.	2	Ea.	\$5,406.50	\$10,813.00
31.	Remove and replace all interior doors with solid core doors including door knob and hardware. Use lever -type lockset on all doors.	3	Ea.	\$2,484.07	\$7,452.20
32.	In bedroom 1 and living room remove and replace existing with new 4x4 aluminum window and frame (2) two locations. Windows shall withstand velocity 170 mph.	2	Ea.	\$1,811.91	\$3,623.82
33.	At living room, remove and replace existing window with new 5x4 aluminum window and frame. Infill excess opening with reinforce concrete. Windows shall with velocity 170 mph.	1	Ea.	\$5,146.40	\$5,146.40
34.	At restroom, remove and replace existing window with new 2x2 aluminum window and frame to match existing, windows shall withstand velocity 170 mph. Remove and replace shower valves, medicine cabinets, shower curtain,	1	LS	\$2,703.25	\$2,703.25
35.	At restroom, remove and replace existing floor tiles and wall tiles with ceramics. Provide floor drain cover.	99	SF	\$21.12	\$2,091.37
36.	Remove existing kitchen hanging cabinet, counter and counter top. Provide new kitchen hanging cabinets, counter and countertop.	1	LS	\$7,086.90	\$7,086.90
37.	At kitchen, remove and replace water and plumbing connection and accessories to match the existing.	1	LS	\$2,337.95	\$2,337.95
38.	Remove existing wires, cable and provide new wires, cables, and upgrade existing panel.	1	LS	\$6,283.23	\$6,283.23
39.	Remove and replace all existing outlets, switches, and light fixtures to match existing.	1	LS	\$2,279.50	\$2,279.50
40.	All interior wall and ceiling surfaces shall be re-painted, semi-gloss.	2,740	SF	\$2.34	\$6,405.97



41.	<b>Unit 3 (Second Floor)</b>				
42.	At the entrance and back door, remove and replace the existing wooden door with a new aluminum door and screen door including hardware. All exterior doors shall withstand with a wind velocity of 170 mph and meet BABA req's.	2	Ea.	\$5,406.50	\$10,813.00
43.	Remove and replace all interior doors with solid core doors including door knob and hardware. Use lever type lockset on all doors	3	Ea.	\$2,484.07	\$7,452.20
44.	At living room, remove and replace existing window with new 5x4 aluminum window and frame. Infill excess opening with reinforce concrete. Windows shall withstand velocity 170 mph	1	Ea.	\$5,146.40	\$5,146.40
45.	At restroom, remove and replace existing window with new 2x2 aluminum window and frame to match existing. Windows shall withstand velocity 170 mph. Remove and replace shower valves, medicine cabinets, shower curtain, toilet paper holder and other accessories to match existing,	1	ea	\$2,703.25	\$2703.25
46.	At shower area, remove and replace existing floor tiles and wall tiles with ceramics, provide floor drain cover.	99	SF	\$21.12	\$2,091.37
46.	Remove existing kitchen hanging cabinet, counter and counter top, provide new kitchen hanging cabinets, counter and counter top.	1	LS	\$7,086.90	\$7,086.90
47.	At kitchen, remove and replace water and plumbing connection and accessories to match the existing.	1	LS	\$2,337.95	\$2,337.95
48.	Remove existing wires, cable and provide new wires, cables, and upgrade existing panel. Remove and replace all existing outlets, switches, and light fixtures to match existing.	1	LS	\$8,562.73	\$8,562.73
49.	All interior wall and ceiling surfaces shall be re-painted, (semi-gloss).	2,780	SF	\$2.34	\$6,499.49
	<b>Unit 4 (Second Floor)</b>				
50.	At the entrance and back door, remove and replace the existing wooden door with a new aluminum door and screen door including hardware. All Exterior doors shall withstand with a velocity of 170 mph and meet BABA				



	req's.	2	Ea.	\$5,406.50	\$10,813.00
51.	Remove and replace all interior doors with solid core doors including door knob and hardware, use lever type lockset on all doors.	3	Ea.	\$2,484.07	\$7,452.20
52.	At living room, remove and replace existing window with new 5x4 aluminum window and frame. Infill excess opening with re-reinforce concrete. Windows shall withstand velocity 170 mph.	1	Ea.	\$5,146.40	\$5,146.40
53.	At restroom, remove and replace existing window with new 2x2 aluminum window and frame to match existing, windows shall withstand velocity 170 mph. Remove and replace shower valves, medicine cabinets, shower curtain, toilet paper holder and other accessories to match existing,	1	Ea.	\$2,703.25	\$2,703.25
54.	At shower area, remove and replace existing floor tiles and wall tiles with ceramics, provide floor drain cover.	99	SF	\$21.12	\$2,091.37
55.	Remove existing kitchen hanging cabinet, counter and counter top, provide new kitchen hanging cabinets, counter and countertop.	1	LS	\$7,086.90	\$7,086.90
56.	At kitchen, remove and replace water and plumbing connection and accessories to match existing.	1	LS	\$2,337.95	\$2,337.95
57.	Remove existing wires, cable and provide new wires, cables, and upgrade existing panel. Remove and replace all existing outlets, switches, and light fixtures to match existing.	1	LS	\$8,562.73	\$8,562.73
58.	All interior wall and ceiling surfaces shall be re-painted, semi-gloss.	2780	SF	\$2.34	\$6,499.49
59.	Refurbish storage in common living area	1	LS	\$2,337.95	\$2,337.95
	<b>Total Cost of Base Bid 1.</b>				<b>\$447,888.00</b>

The Guam Housing and Urban Renewal Authority (GHURA's) mission/purpose is to promote the health, safety and welfare of Guam's people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent and sanitary dwellings for low to moderate-income families, through all available federal and local governmental programs and through encouragement of Guam's private enterprises to participate in the common task of improving our island community, while upholding family values.

GHURA has acquired a 4-unit apartment complex in Agana Heights that requires substantial rehabilitation. In order to meet HUD requirements, rehabilitation work is needed to bring the project into compliance and allow for these units to be occupied by qualified individuals/families. Rehabilitation


includes the following: Civil/Utility Work.

In review of the bid result: Guam Evergreen Construction provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of 180 consecutive calendar days for construction with no option periods not to exceed the amount of \$289,900.00.

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

**MEMORANDUM:**

**TO:** Board of Commissioners

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

**DATE:** September 11, 2024

**SUBJECT:** Intent of Award  
 IFB GHURA-24-12;  
 Rehabilitation of the Bradley Building

Bid opening for the subject project was held on August 14, 2024, at 2:00 p.m. A total of 6 bidders registered for the bid and given bid specifications of which 4 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	120 Consecutive Calendar Days
1	Genesis Tech. Corp	[X] Cashier's Check 15%	\$183,000.00
2	O.H. Construction	[X] Bid Bond 15%	\$172,000.00 Deemed non-responsive and responsible, based on not meeting the requirements.
3	Surface Solutions	[X] Cashiers' Check 15%	\$269,888.00
4.	Asia Pacific International, Inc.	[X] Cashier's Check 15%	\$462,890.00
<b>Government Estimate</b>			<b>\$237,933.31</b>

A breakdown is required for each item description as noted below

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**Genesis Tech. Corp**  
**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1</b>				
1.	Administrative Works	1	LS		\$12,000.00
2.	Civil Works	1	LS		\$35,000.00
3.	Exterior Works	1	LS		\$26,000.00
4.	Interior Works	1	LS		\$40,000.00
5.	Bathroom Toilet	1	LS		\$20,000.00
6.	Kitchen (Second Floor)	1	LS		\$20,000.00
7.	Electrical Works	1	LS		\$20,000.00
8.	Other Works	1	LS		10,000.00
	<b>Total Cost of Base Bid 1.</b>				<b>\$183,000.00</b>

**O.H Construction**  
**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Administrative Works				\$20,000.00
2.	Design and Permit, Professional Service Fees				\$0.00
3.	Civil Works				\$20,000.00
4.	Cut and remove all overgrown grass in the properties				\$0.00
5.	New Install 8' high chain-link fence with gate				\$0.00
6.	Exterior Works/Roof Coating and painting, replacement of existing ramp and railing.				\$60,000.00
7.	Interior Works/Renovation of 1 <sup>st</sup> floor and 2 <sup>nd</sup> floor includes bathroom and kitchen, electrical work, New A/C Installation.				\$62,000.00

8.	Demolition and Disposal				\$10,000.00
	<b>Total Cost of Base Bid 1.</b>				\$172,000.00

**Surface Solutions**  
**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Interior Works</b>				
1.	Remove and replace the existing double wooden door at the entrance, single wooden at the back of the building, and all exterior doors on the second floor with a new metal door including a lockset and hardware, with a screen door including hardware. The exterior door shall withstand with a wind velocity of 170 mph.	4		\$2,287.30	\$9,149.20
2.	All 6 ft x 4 ft windows were temporarily covered with cement board and provided angular or c-channel and anchoring for the support.	13	ea.	\$853.26	\$11,092.40
3	Provide all existing wooden wall partitions	250	LF	\$14.90	\$3,724.45
4.	Prepare for new epoxy paint for first floor and second floor approximately A=3378 sf.	3378	SF	\$3.57	\$12,063.99
5.	Provide new wooden partitions and install met	250	LF	\$146.39	\$36,596.81
6.	Re-paint all interior walls and ceiling. Coordinate with GHURA for color.	8250	SF	\$2.01	\$16,571.12
7.	Provide reception counter/receiving area at ground floor.	1	LS	\$2,240.07	\$2,240.07
8.	Remove and replace the existing door including door frame and hardware in bedroom 1, bedroom 2, and bedroom 3. Use a solid core door.	3	ea	\$593.75	\$1,781.26
	<b>General Requirements</b>				
9.	Mobilization/safety signs/demobilization	1	LS	\$2,968.77	\$2,968.77
	<b>Civil Works</b>				

10.	Cut and remove all overgrown grass in all the properties.	1	LS	\$5,937.54	\$5,937.54
11.	Clean, flush and de-clog existing sewer line.	1	LS	\$1,484.38	\$1,148.38
12.	Install 8 ft high chain-link-fence around the perimeter approximately L=190ft and provide 12 ft wide chain-link gate A.	190	LF	\$139.92	\$26,583.97
	<b>Exterior Works</b>				
13.	Pressure washes the entire wall and roof before applying roof coating. Provide a minimum of 40 mil thick of elastomeric paint. The contractor is to verify the dimensions of a wall and roof on-site.	2200	SF	\$5.95	\$13,089.57
14.	Pressure wash before application of exterior wall paint. The contractor shall submit material submittal on the selection of color.	4500	SF	\$3.12	\$14,061.16
15.	Remove and replace the existing ramp and stair railing to meet requirements.	100	LF	\$446.39	\$44,639.48
16.	Pressure wash and clean and ensure in working condition to locking system works.	500	SF	\$1.13	\$566.76
	<b>Bathroom Toilet</b>				
17.	At the toilet, clean the floor, and wall tiles and replace water closet, remove and replace shower assemblies and accessories. Provide a new medicine cabinet, shower curtain, toilet paper holder and mirror.	1	LS	\$10,228.76	\$10,228.76
18.	Replace existing shower valves and accessories.	1	LS	\$1,187.51	\$1,187.51
19.	Provide new solid core door.	2	ea	\$3,427.58	\$6,855.16
	<b>Kitchen (Second Floor)</b>				
20.	Remove and replace the existing kitchen under the counter floor to match the existing.	1	LS	\$12,360.87	\$12,360.87
21.	Remove and replace sink and faucet	1	Ea	\$1,484.38	\$1,484.38
	<b>Electrical Works</b>				
22.	Remove and replace existing wires, and cable to match existing and upgrade existing panel.	1	LS	\$11,146.37	\$11,146.37
23.	Remove and replace all existing outlets, switches, and light fixtures to match existing in kind	1	LS	\$5,937.54	\$5,937.54
	<b>Mechanical Works</b>				



24.	Remove and replace all existing aircon units on living, all bedrooms both first and second floor. Contractor to hire Engineer sized up and calculation the load required for each room.	1	LS	\$18,136.47	\$18,136.47
	<b>Total Cost of Base Bid 1.</b>				\$269,888.00

**Asia-Pacific International, Inc.**

**Base Bid Item No. 1**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	<b>Total Cost of Base Bid 1.</b>				\$462,890.00

The Guam Housing and Urban Renewal Authority (GHURA's) 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 Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe and sanitary housing. Maintaining the newly acquired building is essential to ensure that the facilities owned and managed by GHURA are well-cleaned and hazard-free for the community.

In review of the bid result: Genesis Corp Tech provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of 120 calendar days for construction with no option periods not to exceed the amount of \$183,000.00.

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

**MEMORANDUM:**

**TO:** Board of Commissioners

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

**DATE:** September 11, 2024

**SUBJECT:** Intent of Award  
IFB GHURA-24-13;  
Office Cubicle and Carpet Replacement

Bid opening for the subject project was held on August 21, 2024 at 2:00 p.m. A total of 4 bidders registered for the bid and given bid specifications of which 4 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	Delivery date as specified 60-90 days
1	Hanssem Quality Office Furniture	[ ]	\$22,809.96 Awarded line items, 1.
2	The Americana Suppliers	[ ] Cashier's Check 15%	\$ 3,050.00 Awarded line items, 2, and 3.
<b>Total Cost</b>			<b>\$25,859.96</b>
<b>Government Estimate</b>			<b>\$150,000.00</b>

A breakdown for each item description as noted below:

**I. BID ITEM(s)**

**Vendor: Hanssem Quality Office Furniture**

<u>Item No.</u>	<u>Description</u>	<u>QTY</u>	<u>Monthly Cost</u>	<u>Annual Cost</u>
1.0	Breakdown costs:			
	Work station 1-2		<u>\$9,818.56</u>	<u>\$22,809.96</u>
	Workstation-3		<u>\$6,866.15</u>	
	Workstation-4		<u>\$6,125.25</u>	

2.0	Carpet/Removal Installation	1	<u>\$No Bid</u>	<u>\$No Bid</u>
3.0	Office Chairs	6	<u>\$365.00</u>	<u>\$2,190.00</u>

**Vendor: M80 Systems:**

<u>Item No.</u>	<u>Description</u>	<u>QTY</u>	<u>Monthly Cost</u>	<u>Annual Cost</u>
1.0	Cubicle Workstation	4	<u>31,210.58</u>	<u>31,210.58</u>
2.0	Carpet/Removal Installation	1	<u>\$9,103.68</u>	<u>\$9,103.68</u>
3.0	Office Chairs	6	<u>\$2,768.04</u>	<u>\$2,768.04</u>

**Vendor: The Americana Suppliers:**

<u>Item No.</u>	<u>Description</u>	<u>QTY</u>	<u>Monthly Cost</u>	<u>Annual Cost</u>
1.0	Cubicle Workstation	4	<u>\$12,285.00</u>	<u>\$49,140.00</u>
2.0	Carpet/Removal Installation	1	<u>\$2,000.00</u>	<u>\$2,000.00</u>
3.0	Office Chairs	6	<u>\$175.00</u>	<u>\$1,050.00</u>

**Vendor: JMI-Edison:**

<u>Item No.</u>	<u>Description</u>	<u>QTY</u>	<u>Monthly Cost</u>	<u>Annual Cost</u>
1.0	Cubicle Workstation	4	<u>\$32,500.00</u>	<u>\$32,500.00</u>
2.0	Carpet/Removal Installation	1	<u>\$No Bid</u>	<u>\$No Bid</u>
3.0	Office Chairs	6	<u>\$409.78</u>	<u>\$2,458.68</u>
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The Guam Housing and Urban Renewal Authority (GHURA's) 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.

With the increase number of employees, there is a need to provide office space accommodations for our employees. Installation of cubicles will 1) reconfigure office layout to provide more efficient space for staff, and 2) create a more efficient workplace by grouping staff together that allows for more collaboration and privacy. The carpet would also be replaced due to the mold, mildew and wear and tear.

In review of the bid result: Hanssem Quality Office Furniture and The Americana Suppliers provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award, and not to exceed the amount of \$25,859.96.