### NOTICE OF REGULAR BOARD MEETING OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

The Guam Housing and Urban Renewal Authority ("GHURA") will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, December 18, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.

If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, December 16, 2020 for more information.

For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.



### BOARD OF COMMISSIONERS REGULAR SCHEDULED MEETING

12:00 P.M., December 18, 2020 GHURA's Main Office (via Zoom) 1st floor, Conference Room, Sinajana AGENDA

### I. ROLL CALL

### II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1<sup>st</sup> Printing – Friday, December 11, 2020 2<sup>nd</sup> Printing – Wednesday, December 16, 2020

### III. APPROVAL OF PREVIOUS BOARD MINUTES - November 13, 2020

PAGE (S) IV. **NEW BUSINESS** 1. Intent of Award ...... 1-4 GHURA-10-01-2020-AMP4; Renovation of Five (5) vacant GHURA units 2. Intent of Award ..... 5 - 8 GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of Eight (8) Public Housing units 3. Resolution FY2021-005..... 9-10 Resolution approving Above-Step Recruitment for the Engineer III position (Temporary Position) 4. Resolution FY2021-006 ..... 11 Resolution to approve the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti.

### V. CORRESPONDENCE AND REPORTS

- 1. A/E Manager's Update
- 2. Agat Mayor's Complex Property

### VI. GENERAL DISCUSSION / ANNOUNCEMENTS

- 1. Courtesy Reminder: Executive Management Performance Evaluations for January 2021
- 2. Next proposed scheduled Board Meeting: Friday, January 8th @ 12:00 p.m.

### VII. ADJOURNMENT

Place an ad online TODAY! PDN Lobby Hours: Monday-Friday 8am-5pm Guampdn.com/Classifieds Or call (671)472-1PDN (1736)







Discover your new home





### RENTALS

GOOD: 3 Lines, 3 Consecutive Days
BETTER: 3 Lines, 7 Consecutive Days \$99.00
BEST: 3 Lines, 10 Consecutive Days\$115.00

### ROOMMATES

Conditions/Restrictions: \*Roommate a person who shares a room or apartment with another or others.

GOOD: 3 Lines, 7 Consecutive Days BETTER: 3 Lines, 10 Consecutive Days......\$73.00

### AUTOMOTIVE PACKAGES

 Automotive • Trucks • Bikes • Boats • Motorcycles Conditions/Restrictions: One vehicle per ad Ad format: Make, Model, Year.

GOOD: 3 Lines, 7 Consecutive Days. BETTER: 3 Lines, 10 Consecutive Days. \$68.50 BEST: 4 Lines, 14 Consecutive Days.. .\$79.00

### **SUPER DEALS**

Personal Items below \$500 in total value
GOOD: 3 Lines, 7 Consecutive Days\$24.50
BETTER: 3 Lines, 10 Consecutive Days,\$33.00
BEST: 3 Lines, 14 Consecutive Days\$40.00
*Price must be included in the ad to qualify.

### PRIVATE PARTY PLEASERS

Personal Items below \$2,500 in total value GOOD: 3 Lines, 7 Consecutive Days. \$33.00 BETTER: 3 Lines, 10 Consecutive Days \$43.50 BEST: 3 Lines, 14 Consecutive Days \*Price must be included in the ad to qualify.

Personal Items below \$2,501 in total value GOOD: 3 Lines, 7 Consecutive Days BETTER: 3 Lines, 10 Consecutive Days BEST: 3 Lines, 14 Consecutive Days. \$80.00

### \*Price must be included in the ad to qualify. **GARAGE SALE**

· Fundraising · Rummage · Yard Sale Conditions/Restrictions: 3 Consecutive Days Ad format: Village, Date, Time Garage Sale: Private residence Rummage: School or Non-profit organization

GOOD: 3 Lines, 3 Consecutive Days. \$24.50 **BETTER: 3 Lines, 7 Consecutive Days** \$33.00

### PETS

GOOD: 3 Lines, 3 Consecutive Days BETTER: 3 Lines, 10 Consecutive Days. \$33.00 BEST: 3 Lines, 14 Days.

### **EFFECTIVE 12/28/15**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Pacific Daily News/Pacific Sunday News reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Pacific Daily News/Pacific Sunday News shall not be liable for any loss or xpense that results from an error in or or o refunds for early cancellation of order. ion of an advertise

### **Great Buvs** Yard Sale

Garage & Moving Sales

### Multi-Family Yard Sale

12/12 6:30 Gray Hse Bhnd Flamingos, Follow Social dis-tance rules, wear mask.



**General** 

Bookkeeper/ Electrician 688-1181

N.C.Macario & Associates,Inc. Needs: CM Resident Engineer / CM Construction Inspector Email Resume: m.ortiz@ncmacario.com

Plumbers: must be able to obtain military base access. Send resume to BMA Services, P.O. Box 27348, Barrigada, GU 96921



Apartments-Rent

Central GU - Apartments/ Condo/ Homes 1-4 BR \$650 & up. Pacific Coast RE 688-9463

Mangilao UOG Drive 2Bd & Studio. Fridge/Stove, AC Call 734-1234

### **Homes-Rent**

yona \$1050, 3 bdrm, 2 ba, Jaundry rm, refrig., elect.stove,ceramic flrs, cov ered porch, a/c;, (671)482-1544 abpange@gmail.com







Lumot for Sale \$80. 483.5510

### Let the Pacific Daily News Classified Work for You! **Pacific Daily News**

Call 472-IPDN for more information.



### NOTICE OF REGULAR BOARD MEETING OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

The Guam Housing and Urban Renewal Authority ("GHURA") will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, December 18, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.

If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, December 16, 2020 for more information.

For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.



### **PUBLIC NOTICE**

The Guam Council on the Arts and Humanities Agency will hold its Regular Board Meeting on Tuesday, December 15, 2020 at 3:00 pm. Home/or Office via Zoom Conference platform. Individuals wishing to participate may contact CAHA via email at info@caha.guam.gov.

Persons requiring special accommodations should contact the GCAHA Office at 300-1204-8 or email info@caha.quam.

"Paid with government funds by Guam CAHA"

### GuamPDN.com Online Classifieds

To place your ads, please

Log onto GuamPDN.com

Click on "Place an ad" under the Quick Links on the left blue sidebar

Click on "Start Creating Your Ad Now"

Complete the form and make payment

**Pacific Daily News** 

PACIFIC DAILY NEWS 11,2020 DECEMBER

Place an ad online TODAY! PDN Lobby Hours: Monday-Friday 8am-5pm Guampdn.com/Classifieds Or call (671)472-1PDN (1736)







Discover your new home



Announcements

DEATH BY A GUAM DOCTOR!!





### RENTALS

GOOD: 3 Lines, 3 Consecutive Days\$78.00
BETTER: 3 Lines, 7 Consecutive Days \$99.00
BEST: 3 Lines, 10 Consecutive Days\$115.00

### ROOMMATES

Conditions/Restrictions: \*Roommate a person who shares a room or apartment with another or others.

GOOD: 3 Lines, 7 Consecutive Days BETTER: 3 Lines, 10 Consecutive Days......\$73.00

### **AUTOMOTIVE PACKAGES**

 Automotive • Trucks • Bikes • Boats • Motorcycles Conditions/Restrictions: One vehicle per ad Ad format: Make, Model, Year.

GOOD: 3 Lines, 7 Consecutive Days. BETTER: 3 Lines, 10 Consecutive Days. \$68.50 BEST: 4 Lines, 14 Consecutive Days... .\$79.00

### SUPER DEALS

Personal Items below \$500 in total value GOOD: 3 Lines, 7 Consecutive Days \$24.50 BETTER: 3 Lines, 10 Consecutive Days \$33.00 BEST: 3 Lines, 14 Consecutive Days. \$40.00 \*Price must be included in the ad to qualify.

### PRIVATE PARTY PLEASERS

Personal Items below \$2,500 in total value GOOD: 3 Lines, 7 Consecutive Days. \$33.00 BETTER: 3 Lines, 10 Consecutive Days \$43.50 BEST: 3 Lines, 14 Consecutive Days. \*Price must be included in the ad to qualify.

Personal Items below \$2,501 in total value GOOD: 3 Lines, 7 Consecutive Days BETTER: 3 Lines, 10 Consecutive Days \$70.00 BEST: 3 Lines, 14 Consecutive Days. \$80.00 \*Price must be included in the ad to qualify.

### **GARAGE SALE**

· Fundraising · Rummage · Yard Sale Conditions/Restrictions: 3 Consecutive Days Ad format: Village, Date, Time Garage Sale: Private residence Rummage: School or Non-profit organization

GOOD: 3 Lines, 3 Consecutive Days \$24.50 **BETTER: 3** Lines, 7 Consecutive Days \$33.00

### PETS

GOOD: 3 Lines, 3 Consecutive Days \$24.50 BETTER: 3 Lines, 10 Consecutive Days. \$33.00 BEST: 3 Lines, 14 Days.

### **EFFECTIVE 12/28/15**

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Pacific Daily News/Pacific Sunday News reserves the right to edit, refuse, reject, classify or cancel any ad at any time, Errors must be reported in the first day of publication. The Pacific Daily News/Pacific Sunday News shall not be liable for any loss or spense that results from an error in or on or refunds for early cancellation of order. ion of an advertise

### Careers Jobs new beginnings

Bookkeeper/ Electrician 688-1181

N.C.Macario & Associates,Inc. Needs: CM Resident Engineer / CM Construction Inspector Email Resume: m.ortiz@ncmacario.com

**Real Estate** 

General



Apartments-Rent

Central GU - Apartments/ Condo/ Homes 1-4 BR \$650 & up. Pacific Coast RE 688-9463

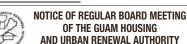


Assorted Stuff

take 200k

### Have you had a loved one die and feel that its the doctor, clinic or hospitals fault? Are you grieving, feel alone, need to talk? I AM A GRIEVING FATHER, WHO KNOWS FIRST HAND YOUR SUFFERING AND PAIN, WITH A SHOULDER FOR YOU TO LEAN ON AT NO COST. I DO THIS AS A WAY TO HOND ROWN YSON AND TO STAND TALL WITH YOU AND SHARE OUR EXPERIENCES HONOR MY SON AND TO STAND TALL WITH YOU AND SHARE OUR EXPERIENCES AND GRIEF. YOU ARE NOT ALONE. David Lubofsky www.guamopinion.com Twitter: @dave\_luby Email: asher@ asherdeanlubofsky.com

### Place an ad in PDN CLASSIFIEDS!



The Guam Housing and Urban Renewal Authority ("GHURA") will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, December 18, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.

If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, December 16, 2020 for more information

For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.



Call 472-1PDN (1736) to find out how

GuamPDN.com



To place your ads, please

Log onto GuamPDN.com

Click on "Place an ad" under the Quick Links on the left blue sidebar

Click on "Start **Creating Your Ad** Now"

Complete the form and make payment

**Pacific Daily News** 



### BOARD OF COMMISSIONERS REGULAR SCHEDULED MEETING 12:00 P.M., December 18, 2020 GHURA's Main Office (via Zoom)

1st floor, Conference Room, Sinajana AGENDA

### I. ROLL CALL

After notice was duly given, 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 12:00 PM, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that all 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

PRESENT: (VIA ZOOM VIDEO

CONFERENCE)

Sabino Flores, Chairman Monica Guzman, Vice Chairwoman George Pereda, Commissioner Frank Ishizaki, Commissioner Anisia Delia, Commissioner

ABSENT:

Joseph Leon Guerrero, Resident Commissioner

LEGAL COUNSEL:

Anthony Perez, Esq.

**MANAGEMENT & STAFF:** 

Ray Topasna, Executive Director Elizabeth Napoli, Deputy Director Audrey Aguon, Special Assistant Kimberly Bersamin, HR Administrator Sonny Perez, A/E Manager Katherine Taitano, Chief Planner

PUBLIC: (VIA ZOOM VIDEO CONFERENCE)

Mr. Dave Sablan Chris Odoca Steve Limtiaco

Ms. Haidee Gilbert, Guam Daily Post

Mr. Steve Limtiaco, PDN Gerry Partido, PNC

### II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1\*Printing - Friday, December 11, 2020 2\*\*Printing - Wednesday, December 16, 2020 ACKNOWLEDGED

### III. APPROVAL OF PREVIOUS BOARD MINUTES

[124/20] Chairman Flores made a motion to approve the meeting minutes of November 13, 2020, as corrected. The motion was seconded by Commissioner Pereda. With no objections to the motion by the other board members, the motion was approved.

### IV. NEW BUSINESS

1. [125/20] Intent of Award GHURA-10-01-2020-AMP4; Renovation of Five (5) vacant GHURA Units

Director Topasna stated:

- 5 contractors submitted bids for Base Bid Item#1-To renovate 4 Units in Toto Gardens and 1 Unit in Dededo, under AMP4
- Modernization of the units will include: rewiring of the electrical systems, removal of tiles and re-tiling in the units, upgrades of kitchens and bathrooms, and scraping and repainting the interior
- GHURA Staff determined that OH Construction provided the lowest, responsive, and responsible bid for Base Bid #1
- Based on the determination, Director Topasna requested that the Board approve and issue the contract to OH Construction in the amount of \$179,400. He added that funding will come from the Public Housing CAP FUND.

Chairman Flores requested clarification about whether Three Brothers Construction

submitted a bid. Mr. Sonny Perez stated that Three Brothers Construction did make a request, but did not submit their bid.

Commissioner Pereda asked about the possibility of asbestos in the tiles being removed. Mr. Sonny Perez stated that GHURA does not have any records indicating that the tiles are the 9x9 asbestos tiles. He added that the tiles being removed are mainly bathroom and kitchen tiles. There were no further questions from Commissioner Pereda.

Commissioner Ishizaki requested information on the standard of a Bid Bond. Mr. Perez indicated that by Public Law, 5GCA, the standard Bid Bond amount is 15%. In the past, GHURA had been using the federal bond requirement of 5%. Mr. Perez clarified this issue with the Procurement Chief, Ms. Claudia Acfalle. She stated that GHURA should follow the local law, which is the more stringent of the two laws. Due to the recent hardships, GHURA may reduce the bond bid amount to follow the federal law upon request. There were no further questions.

[126/20] Commissioner Pereda made a motion to approve the Intent of Award of IFB GHURA-10-01-2020-AMP4; Renovation of Five (5) vacant GHURA Units to OH Construction in the amount of \$179, 400 for Base Bid#1. Commissioner Ishizaki seconded the motion. With no objections by the other board members, the motion was passed.

### 2. [127/20] Intent of Award GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of Eight (8) Public Housing units

Director Topasna stated:

- GHURA received 4 submissions for Base Bid #1 and Base Bid #2
- Base Bid #1 is to renovate 2 units in AMP1, Asan and A1 unit in AMP3, Agat
- Modernization of the units include: rewiring the electrical system, removal of tiles and retiling, upgrade of kitchens and bathrooms, and scraping and repainting
- Base Bid item #2 requires similar upgrades as Base bid item #1
- GHURA staff determined that Excellent Construction provided the lowest responsive and responsible bid for Base Bid #1
- OH Construction provided the lowest responsive and responsible bid for Base Bid #2
- Management requested that the board approve contracts to Excellent Construction Incorporated for Base Bid #1 in the amount of \$62,790. He also requested that the board approve to award Base Bid #2 to 0H Construction in the amount of \$205,000. There were no further discussions or questions

[128/20] Chairman Flores made a motion to approve GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of Eight (8) Public Housing units-Base bid item #1 to Excellent Construction in the amount of \$62,790 and Base Bid item #2 to OH Construction in the amount of \$205,000. Commissioner Delia seconded the motion. With no objections to the motion, the motion was passed.

### 3. [129/20] Resolution FY2021-005 Resolution approving Above-Step Recruitment for the Engineer III position (Temporary Position)

Director Topasna stated:

- GHURA proposed an offer for a much-needed position, Engineer III
- Mr. Michael Racuyal's exceptional qualifications include:
  - a. Certification of Registration with the Professional Regulations Commissions of the Republic of the Philippines.
  - b. Pending NCEES approval to take the Civil and Structural Professional Engineering Examination.
  - Certified to use software to perform Finite Element Analysis on Structural Facilities to determine and optimize design alternatives
  - d. Certified to use an Engineering software product that caters to multi-story building analysis and design
  - e. Certified in Confined Space Entry per OSHA 29 CFR 1910 and OSHA ACOE EM385-1-1.

- f. He also possesses the working knowledge of the American Concrete Institute 318-14, the International Building Codes 2015, and the Department of Defense Unified Facilities Criteria
- g. Graduated for the University of Eastern Philippines with a Bachelor's of Science Degree in Civil Engineering in 2006
- h. He possesses over 13 years of Engineering experience
- Based on Mr. Racuyal's qualifications, Director Topasna requested that the board grant the Resolution approving the Above-Step Recruitment for Mr. Michael Racuyal to the temporary position of Engineer III at pay grade OG3 Step A.

Vice Chairwoman Guzman inquired about why the position is a temporary one. She shared her concerns regarding whether Mr. Perez's team will be adequately staffed for current and future projects. Chairman Flores added that the Vice Chairwoman made a good point in that it is important that Mr. Perez receive much needed reinforcements.

Mrs. Kim Bersamin stated that the position is temporary due to the immediate need to fill the position. The position was approved by the board in the FY2021 Budget and she assured the board that she would be moving towards making the position a permanent one. Mr. Perez also added that Mr. Racuyal is extremely knowledgeable and efficient and would make an excellent addition to the GHURA family.

Chairman Flores agreed with Mr. Perez adding that Mr. Racuyal also has field experience. His experience will ensure that contractors build what is shown on the plans. Mr. Racuyal will make an important addition for Mr. Perez's team.

Director Topasna also indicated that HUD had raised issues with GHURA's timely expenditure of CDBG grants. The economy has experienced challenges during the pandemic, which has affected the construction industry. Thus, creating more challenges in the spending of the CDBG grants in a timely manner. He stated that adding Mr. Racuyal's expertise to GHURA's A/E team is very critical, especially during this time.

[130/20] Chairman Flores made a motion to approve Resolution FY2021-005, approving Above-Step Recruitment for the Engineer III position (Temporary Position). Vice Chairwoman Guzman seconded the motion. With no objections by the other board members, the motion was passed.

4. [131/20] Resolution FY2021-006

Resolution to approve the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti.

Director Topasna stated:

- GHURA is part owner of this parcel, Lot 7 Block 9
- GWA is requesting ownership of the parcel
- It is GHURA's position that it should transfer the ownership to GWA to resolve the water issue and to rehabilitate and maintain the Asan Springs Water Supply Facility. Management is requesting approval of the board to the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti.

Vice Chairwoman Guzman inquired about the process of transferring ownership. Attorney Tony Perez stated that a transfer document such as a deed is required. Vice Chairwoman Guzman asked if the Resolution was one of the steps in the process required to obtain a deed. Mr. Tony Perez stated that the Resolution acts as the authorization so that a Deed can be issued.

Chairman Flores stated that after the issuance of the Deed to transfer, that lot would be removed from GHURA's asset list and added to GWA's assets.

Commissioner Pereda added that in a previous discussion, it was stated that if conditions were not met, it would result in a reversal of the process to transfer the lot. He asked if that was still a part of a better understanding. Ms. Katherine Taitano stated that in that discussion, it was agreed that should the agency no longer need the property, GHURA hopes to be considered to get it back and returned to CDBG. Mr. Tony Perez stated that the language used in the Deed can indicate that. Vice Chairwoman Guzman asked whether the language needed to be included in the Resolution, as well. Mr. Tony Perez stated that if GWA agreed that the transfer include a reversionary interest back to GHURA then it can be added.

[132/20] Vice Chairwoman Guzman made a motion to approve Resolution FY2021-006, approve the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti, with the addition in the Resolution language that will be provided stating specifically, that in the event Guam Water Works no longer needs the property, it will revert back to GHURA. The motion was seconded by Commissioner Pereda. There were no objections by the other board members. The motion was passed.

### V. CORRESPONDENCE AND REPORTS

### 1. [133/20] A/E Manager's Update

Mr. Sonny Perez stated:

- CDBG Projects: Expenditure deadline- June/July 2021
  - 1. Sinajana Central Arts Center- work continues
  - 2. Women's Treatment Center- Permitting review
  - 3. Umatac/Sinajana Baseball Field- Construction Delay due to restrictions and weather
  - 4. MTM Community Center-A/E preparing SPECS
  - Sinajana Fire Station-A/E RFP
  - 6. iLearn Academy-received HUD approval
- ED/A-E Initiatives
  - 1. Guam Cultural Repository- MOA Approved
  - 2. New swimming Pool- \$1M available, moving forward
  - 3. New Hospital- GHURA tentatively on Task Force, announcement pending
  - 4. AMP Reserves- Jan 2021 approve project listing
  - 5. Solar PPA @ GT- RFP active
  - 6. Repositioning- Discussions with USDA
  - 7. CARES ACT- Agency-wide call to have funds committed

### 2. [134/20] Agat Mayor's Complex Property

Ms. Katherine Taitano stated:

- Mayors Council approached GHURA stating that 2 village Mayor's Complexes are owned by GHURA
- The Sinajana Mayor's Office parking lot and the Agat Mayor's office are GHURA assets
- GHURA will continue to do its own research so that it may be brought before the board for approval to complete the transfers of the properties appropriately

Mr. Tony Perez stated that he will also research information that states that a Mayor is allowed to have legal ownership of property.

Vice Chairwoman Guzman asked about how the Mayors discovered the information. Ms. Taitano suspected that it had something to do with a project opportunity from another agency and in so doing that may have had to do more detailed research.

### VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. [135/20] Courtesy Reminder: Executive Management Performance Evaluations for January 2021

Mrs. Kim Bersamin stated:

- Reminded everyone that the next Performance Evaluations are due December 31, 2020
- · Received evaluations from Commissioner Ishizaki
- Due to restrictions, her office may coordinate pick-up times

Chairman Flores inquired an update on the legal opinion sought by the OPA regarding retroactive pay issues. Mrs. Bersamin stated that the issue remains status quo as she has not been contacted.

2. [136/20] Next proposed scheduled Board Meeting: Friday, January 8th @ 12:00 p.m.

There were no objections to the January 8, 2021 BOC Meeting

### VII. ADJOURNMENT

[137/20] With no further discussions, Commissioner Pereda made a motion to adjourn at 1:09PM. Chairman Flores seconded the motion.

SEAL

RAY S. TOPASNA

**Board Secretary / Executive Director** 

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

MEMORANDUM:

TO:

Board of Commissioners

FROM:

Executive Director /

DATE:

December 9, 2020

SUBJECT:

Intent of Award, Renovation of (5) Five Public Housing Unit's;

IFB # GHURA-10-01-2020-AMP 4

Bid opening for the subject project was held on November 06, 2020 at 2:00pm. There was a total of 5 contractors that purchase a set of bid specification of which 5 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis Tech Corp.	[x] 5%	\$204,000.00
2	Excellent Construction, Inc.	[x] 5%	\$202,130.00
3	JRN Air Cond. & Refrig., Inc	[x] 5%	\$357,808.40
4	O.H. Construction	[x] 5%	\$179,400.00
5	Asia-Pacific Int'I	[x] 5%	\$246,185.00

Government Estimate	\$188,040.00

Base Bid item # 1 is to renovate 4 unit each in Toto Gardens and 1 in Dededo at AMP 4. Modernization of these units include rewiring and up-grade of the electrical system which are over 40 years old, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: O.H. Construction provided the lowest responsive and responsible bid for Base Bid #1, Although O.H. Construction is a new contractor for GHURA, they are currently undergoing their first GHURA project with good standing. A request was submitted by 3 Brothers Construction to reduce the bid bond requirement from 15 percent to 5 percent. Upon AE Manager's review request was granted. O.H. Construction has received clearances by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting approval to issue contracts to: O.H. Construction for Base Bid 1 in the amount of \$179,400.00. Funding is available under CAP Funds.

Prepared:

Reviewed: Hutubalmu GBalmeo, Procurement

Attachment: Bid Tabulation

Clearance

Gov cost estimate

At the Regular Board Meeting of December 18, 2020, a motion was made by Commissioner Pereda and seconded by Commissioner Ishizaki to approve the Intent of Award of the Renovation of Five (5) Public Housing Units; IFB#GHURA-10-01-2020-AMP4 to O.H. Construction in the amount of \$179,400.00 for Base Bid 1 whereas funding is available under CAP Funds. Without any further discussion and objection, the motion was approved.



Ray S. Topasna, Executive Director

IFB#GHURA-10-01-2020
Renovation of 5 Vacant GHURA Units at AMP 4
Proposal due date: November 6, 2020
Proposal due time: 2:00 P.M.

1 CAE WESTS TROOM \$ 224 OF CO. CAK 13 OF CAK 15 OF C	ackage	NAME OF BIDDER	Base Bid item	Bond	Name of Bonding Co. and name	AG Forms 2, 3, 4, 5 & 7	HUD 5369- A	GHURA Form 008c	GHURA Form 09	GHURA Form 010	GHURA GHURA GHURA GHURA Form 010 Form 016	GHURA Form 016	HUD 51000	Contractor Clearance/License	Addenda 1, 2 & 3
EXCELENT CACT. \$303,130-04, F48.	0	TEUESIS TECH	\$204,000C	K 12,000.	508	4623454	1	/	/	1	/		>	1	\
COAST 340 / / / / / / / / / / / / / / / / / / /	2 5	KLELENT CINST.	8200,130-0	K 10, 104.	FUR	1	/	1	1	/	1		1	\	\
ВОН	w >	PLY LIACETONNELLOS	\$ 357,808.406	N 17 055.80	COAST 360	\	1	1	1	7	1		1	1	\
FHS	1	H. Consthuction	\$179,400 M	C 8,770,-		1	>	1	1	1	\		1	1	1
Date: 11.4.20	1	124- PACIFIC INT.	1 346, 185 C	K 15,000-	FHB	\	/	1	1	1	1		1	1	)
Wie lite Date: 11.6.20															
Wie By Date: 11.6.20															
Win At Date: 11.6.20	1														
Win little Date: 11.6.20															
Win at Date: 11.6.20	ı														
Win aff Date: 11.6.20	1														
Min 04 Date: 11.6.20	1														
Win Offer Date: 11.6.20															
While Boldines Date: 11.6.20	1	Ç	(												
Date: 11 6 2020	1	ATTESTED BY:	Gu 64		Date: 11.6.20		ľ						Date:		
			Twee balghus										Date:		

### ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN GUAM HOUSING AND URBAN RENEWAL AUTHORITY Verification of Status for Contractors

To: From:

From: Architect & Engineering Manager Subject: Renovation of (5) Five Public Housing Units at AMP 4

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Department of Labor: ALPCD			3 Bros. Builders	JNR AC/REF Inc.	Asia-Pacific International	Excellent Construction, Inc.
ALPCD						
1	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	0000001/11
Fair Employment Practice	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	0202/01/11
Wage & Hour	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	0.002/01/11
Workers Compensation	Exp. 06/30/2021	Exp. 06/08/2021	No Ins.	Exp. 09/01/2021	Exp. 10/03/2021	Exp. 06/28/2021
Guam Contractors	Contractor to obtain clearance from Guam	from Guam Contractors License Board	nse Board			
U.S. Department	11/10/2020	11/10/2020	0202/01/11	0000/01/11	000001111	
of Labor					11/10/2020	11/10/2020
Revenue & Tax C. EINSSN	Contractor to report to Revenue and Tax Office	e and Tax Office				
OSHA	0000001111	0000/01/11	000000000000000000000000000000000000000			
	0707771	11/17/2020	11/12/2020	11/12/2020	11/12/2020	6 Processed
						Update: 06/18/2018
SAM Debarred List	11/17/2020	11/17/2020	11/17/2020	0 11/17/2020	11/17/2020	11/17/2020
				Any Pifera		

### **COST ESTIMATE 5-Units MOD at AMP4**

**ESTIMATED BY** 

Andrew M. Manglona, Planner III

DATE PREPARED

6/24/2020

### BASIC BID

LOCATION	Unit Number	Bedrm.	Estimate Cost	unit
Amp-4, gh-250, Toto garden	5A Calli Damian	4	\$ 47,010.00	LS
	41B Calli Damian	3	\$ 38,832.50	LS
	4A Calli Duenas	4	\$ 47,010.00	LS
	24B Paquito	2	\$ 30,655.00	LS
Amp-4, gh-35, Dededo	11RSSA	3	\$ 24,532.50	LS
	Total		\$ 188,040.00	

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

MEMORANDUM:

TO:

Board of Commissioners

FROM:

Executive Director

DATE:

December 09, 2020

SUBJECT:

Intent of Award, Renovation of (8) Eight Public Housing Unit's;

IFB # GHURA-10-02-2020-AMPs 1, 3 & 4

Bid opening for the subject project was held on November 12, 2020 at 2:00pm. There was a total of 6 contractors that purchase a set of bid specification of which 4 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2
1	Genesis Tech Corp.	[x] 5%	\$88,000.00	\$206,000.00
2	Excellent Construction, Inc.	[x] 15%	\$62,790.00	\$247,130.00
3	O.H. Construction	[x] 15%	\$74,900.00	\$205.000.00
4	Asia-Pacific Int'l	[x] 15%	\$93,316.00	\$271,280.00

Coverament Entimete	\$75.220.00.00	\$218,695.00
Government Estimate	\$10,220.00.00	\$2 10,033.00

Base Bid item # 1 is to renovate 2 units each 1 in Asan and 1 in Agat at AMPs 1 & 3. Modemization of these units include rewiring and up-grade of the electrical system which are over 40 years old, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior. A detailed scope of work is included in the bid documents for review.

Base Bid item # 2 is to renovate 6 unit each in Toto Gardens at AMP 4. Modernization of these units include rewiring and up-grade of the electrical system, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: Excellent Construction, Inc. provided the lowest responsive and responsible bid for Base Bid #1, only. O.H. Construction provided the lowest responsive and responsible bid for Base Bid #2. Excellent Construction, Inc. is a new contractor for GHURA, while O.H. Construction is currently undergoing their first GHURA project with good standing. Each of them has received clearances by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting approval to issue contracts to: Excellent Construction, Inc. for Base Bid 1 in the amount of \$62,790.00 and O.H. Construction for Base Bid 2 in the amount of \$205,000.00. Funding is available under CAP Funds.

Prepared:

Reviewed:

GBalmeo. Procurement

Attachment: Bid Tabulation

Clearance Gov cost estimate At the Regular Board Meeting of December 18, 2020, a motion was made by Chairman Flores and seconded by Commissioner Delia to approve the Intent of Award of the Renovation of Eight (8) Public Housing Units; IFB#GHURA-10-02-2020-AMPs 1, 3 & 4 to Excellent Construction in the amount of \$62,790.00 for Base Bid 1 and to O.H. Construction in the amount of \$205,000.00 for Base Bid 2 whereas funding is available under CAP Funds. Without any further discussion and objection, the motion was approved.



Ray S. Topasna, Executive Director

IFB#GHURA-10-02-2020
Renovation of 8 Vacant GHURA Units at AMPs 1, 3 & 4
Proposal due date: November 12, 2020
Proposal due time: 2:00 P.M.

NAME OF	Base Bid Item	Base Bid item	Bid	Name of Bonding	AG Forms	HUD	GHURA	GHURA GHURA GHURA GHURA	SHURA	GHURA	HUD	Contractor	Addendum
BIDDEK		2	Bond	Co. and name	2, 3, 4, 5 & 7	5369- A	5369- A Form 008c Form 09 Form 010 Form 012 51000	Form 09 Fa	orm 010	orm 012	_	Clearance/License	
GENESTS TECH	288 000-	888,000 - \$204,000-	15,000	808	1	1	1	1	1	/	1	1	1
excellent const.	\$ 62,790-	\$ 62,770- 8247 130-	- 884 75	FHB	7	1	1	1	1	1	1	1	
OH CONSTRUCTION		\$ 74,900 - \$ 205,000-		FHB	>	1	1	1	1	1	1	1	
ASIA- PAGIFIC	\$ 93,316-	\$ 93,316- 8 271,280-		FHB	1	)	1	1	1	,	,	,	,
											+		
									1				
											T		
									T				
									1	1	1		
									Ī		1		
	5												
ATTESTED BY:	Much	?		Date: 11.13.30								0	
	10000			1 1	x 1						3	Jair.	
	好るでいるといる	201		Date: 11/12/2020	9								

### GUAM HOUSING AND URBAN RENEWAL AUTHORITY ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN Verification of Status for Contractors

To: From:

From: Architect & Engineering Manager Subject: Renovation of (8) Eight Public Housing Units at Various AMPs

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

rice         11/10/2020         11/10/2020         11/10/2020         11/10/2020         11/10/2020         11/10/2020         Exp. 06/30/2021         Exp. 06/30/2021         Exp. 06/30/2020         Exp. 06/30/2020 <th>Company Name</th> <th>Genesis-Tech Corporation</th> <th>O.H. Construction</th> <th>3 Bros. Builders</th> <th>JNR AC/REF Inc.</th> <th>Asia-Pacific International</th> <th>Excellent Construction, Inc.</th>	Company Name	Genesis-Tech Corporation	O.H. Construction	3 Bros. Builders	JNR AC/REF Inc.	Asia-Pacific International	Excellent Construction, Inc.
11/10/2020	Department of Labor:						
11/10/2020	ALPCD	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
11/10/2020	Fair Employment Practice		11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
Exp. 06/30/2021   Exp. 06/08/2021   No Ins.   Exp. 09/01/2021   Exp. 10/03/2021	Wage & Hour		11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
Contractor to obtain clearance from Guam Contractors License Board   11/10/2020	Workers Compensation	Exp. 06/30/2021	Exp. 06/08/2021	No Ins.	Exp. 09/01/2021	Exp. 10/03/2021	Exp. 06/28/2021
Contractor to report to Revenue and Tax Office  11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020	Guam Contractors	Contractor to obtain clearanc	e from Guam Contractors Licer	nse Board			
11/10/2020	License Board						
Contractor to report to Revenue and Tax Office  11/12/2020 11/12/2020 11/12/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020	U.S. Department	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
Contractor to report to Revenue and Tax Office  11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/17/2	of Labor						
11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020	Revenue & Tax EIN/SSN	Contractor to report to Reven	ue and Tax Office				
11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/12/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020							
11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 Solator P. Perez	OSH4	11/12/2020	11/12/2020	11/12/2020	11/12/2020	11/12/2020	6 Processed
11/17/2020 11/17/2020							Update: 06/18/2018
11/17/2020 11/17/2020 11/17/2020 11/17/2020 11/17/2020 Sodav P.Perez Sodav P.Perez							
No.	SAM Debarred List	11/17/2020	11/17/2020	11/17/2020	011/11/2020	11/17/2020	11/17/2020
					Soan P. Perez	ï	

### ESTIMATED BY Andrew M. Manglona, Planner III

### DATE PREPARED 6/24/2020

### BASIC BID #1

	DASIC DID #1				
LOCATION	Unit Number	Bedrm.	E	NGINEERING ESTIMATE	unit
Amp-1, gh-26, Asan	7 MJLG	3	\$	34,332.50	LS
Amp-3, Gh-99, Agat	90 Mao	5	\$	40,887.50	LS
	Total		\$	75,220.00	
	BASIC BID #2				
	1. 23				
LOCATION	Unit Number	Bedrm.	E	Estimate Cost	unit
LOCATION  Amp-4, gh-250, Toto garder		Bedrm.	\$	Sstimate Cost 38,832.50	unit LS
	11A DUENAS	3	\$	38,832.50	LS
	11A DUENAS 17A DUENAS	3 4	\$	38,832.50 47,010.00	LS LS
	11A DUENAS 17A DUENAS 7A DAMIAN	3 4 5	\$ \$ \$	38,832.50 47,010.00 55,187.50	LS LS LS
	11A DUENAS 17A DUENAS 7A DAMIAN 16B DAMIAN	3 4 5 3	\$ \$ \$	38,832.50 47,010.00 55,187.50 38,832.50	LS LS LS
	11A DUENAS 17A DUENAS 7A DAMIAN 16B DAMIAN 18B DAMIAN	3 4 5 3 3	\$ \$ \$ \$	38,832.50 47,010.00 55,187.50 38,832.50 38,832.50	LS LS LS LS

### GUAM HOUSING AND URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS

### **RESOLUTION NO. FY2021-005**

Moved by:	SABINO P. FLORES	Seconded by:	MONICA O.	GUZMAN
	APPROVING ABOVE-STEP MPORARY POSITION)	RECRUITMENT	FOR THE	ENGINEER III
WHEREAS,	under the enabling legislation of Commissioners is empowered and employees, permanent as shall determine their qualification	"to employ office nd temporary as i	ers, technical of the may deem	experts, agents necessary; and
WHEREAS,	the Board of Commissioners minimum step, and wishes to d			
WHEREAS,	with the upcoming A/E construction Women; the Central Arts Commerceational Facility; the Sinal Court, the Board of Commiss Engineer III position is critical construction projects currently to	nmunity Hall in Sir ijana Fire Station; ioners further reco al to GHURA's op	najana; the M and the Inar ognizes that the perational con	TM Community ajan Basketball he filling of the htinuity, and all
WHEREAS,	the Authority on 11/19/2020, position to the Engineer III position		ael S. Racuya	al, a temporary
WHEREAS,	Mr. Racuyal requested an ab annum; and	ove-step recruitme	ent salary to	\$65,000.00 per
WHEREAS,	the Board of Commissioners a Racuyal's exceptional qualifica and			
WHEREAS,	among Mr. Racuyal's except Registration with the Profession the Philippines - Registration Mapplication to take the civil and certification in STAAD PRO element analysis on structural	nal Regulation Co lumber 0107145; I d structural Profes V8i which is soft	ommission of the Pending NCEE sional Engine ware used to	the Republic of ES approval for er examination; perform finite

alternatives;

certification

Science in Civil Engineering in April 2006, and

in

ETABS

engineering software product that caters to multi-story building analysis and design; certification in AutoCAD Civil 3D version 2020; certification in Confined Space Entry as per OSHA 29CFR1910 and OSHA ACOE EM385-1-1; working knowledge of the American Concrete Institute 318-14, the International Building Codes 2015, and the Department of Defense's Unified Facilities Criteria (UFC), and graduation from the University of Eastern Philippines with a Bachelor of

2018

which

is

WHEREAS.

Mr. Racuyal possesses over 13 years of private sector engineering experience, consisting of: 1) Eight (8) years of experience with J.M.Aquino Consulting Engineers on Guam; and 2) Five (5) years of experience with the JM. Aguino Consulting Engineers in Quezon City, Philippines; and

WHEREAS,

in consideration of both the recruitment difficulty and exceptional qualifications, the Board of Commissioners wishes to compensate Mr. Racuyal at above the minimum step for the temporary position of Engineer III at Pay Grade "OG3," Step 8(E), which is \$65,502.00 per annum; and

WHEREAS,

funding for the above-step recruitment is available under federal funds; and now therefore be it

RESOLVED.

that the Board of Commissioners, in accordance with Title 4 of the Guam Code Annotated §6205, grants the above-step recruitment to Mr. Michael S. Racuyal to the temporary position of Engineer III at Pay Grade "OG3," Step 8 (E), \$65,502.00 per annum.

IN REGULAR BOARD MEETING, HAGATNA, GUAM - December 18, 2020 PASSED BY THE FOLLOWING VOTES:

AYES:

Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki,

Anisia Delia

NAYS:

NONE

ABSENT:

Joseph Leon Guerrero

ABSTAINED: NONE

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 Authority Board of Commissioners December 18, 2020.

(SEAL)

S. TOPASNA

Secretary / Executive Director

### GUAM HOUSING AND URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS

### **RESOLUTION NO. FY2021-006**

Moved By: MONICA O. GUZMAN Seconded By: GEORGE F. PEREDA

RESOLUTION TO APPROVE THE TRANSER OF OWNERSHIP OF LOT 7, BLOCK 9, TRACT 2025, PHASE 2B-1, ASAN TO GUAM WATERWORKS AUTHORITY (GWA) FOR THE PURPOSE OF REHABILITATING AND MAINTAINING THE ASAN SPRINGS WATER SUPPLY FACILITY TO PROVIDE SAFE DRINKING WATER TO THE RESIDENTS OF ASAN AND PITI.

WHEREAS, The Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is empowered by 12 Guam Code Annotated (GCA) Ch.5 §5104(e) to adopt rules and regulations providing for the internal organization and management of the Authority; and

WHEREAS, The GHURA Board of Commissioners is empowered by 12 GCA Ch.5 §5104(I) to transfer real property for purposes authorized and keeping with the objectives of GHURA; and

WHEREAS, GHURA is part owner of Lot 7, Block 9, Tract 2025 Phase 2B-1, Asan, as confirmed by a Ownership and Encumbrance Report dated April 26, 2018 as a result of the Asan Community Redevelopment Plan; and

WHEREAS, 12 GCA Ch.14 §14104 declares all surface water and ground water an asset to be held in trust by the government of Guam, for which first priority is assigned to the GWA for use or resale to "households, bonafide farmers, plant nurseries, aquaculture, ranches and other bonafide agricultural uses"; and

WHEREAS, GWA has identified underground utility lines and drainage items on Lot 7, Block 9, Tract 2025 Phase 2B-1 which service the Asan Springs Water Supply Facility. GWA is requesting ownership of said parcel to rehabilitate and maintain the systems for the facility in order to provide additional water service;

WHEREAS, GHURA desires to transfer ownership of Lot 7, Block 9, Tract 2025 Phase 2B-1, Asan to GWA in support of rehabilitating the Asan Springs Water Facility to benefit the communities; now therefore, be it

**RESOLVED,** GHURA's Board of Commissioners approves the transfer of ownership of Lot 7, Block 9 Tract 2025, Phase 2B-1, Asan to GWA.

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – DECEMBER 18, 2020 PASSED BY THE FOLLOWING VOTES:

AYES: Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia

NAYS: NONE

ABSENT: Joseph Leon Guerrero

ABSTAINED: NONE

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 Authority-Board of Commissioners on December 18, 2020.

RAY S. TOPASNA

Secretary/Executive Director

(SEAL)

# New Business - Intent to Award

## Renovation of (5) Five Public Housing Units IFB # GHURA-10-01-2020-AMP 4

Genesis Tech Corp.  Excellent Construction, Inc.  JRN Air Cond. & Refrig., Inc  O.H. Construction  Asia-Pacific Int'l  [x] 5%  [x] 5%	Base Bid No. 1	\$204,000.00	\$202,130.00	\$357,808.40	\$179,400.00	\$246,185.00
Genesis Tech Corp.  Excellent Construction, Inc.  JRN Air Cond. & Refrig., Inc  O.H. Construction  Asia-Pacific Int'l	Bid Bond	[x] 2%	[x] 2%	%2 [x]	[x] 2%	(x) 2%
2 - 0 & 4 r	No: Contractor:	1 Genesis Tech Corp.	2 Excellent Construction, Inc.	3 JRN Air Cond. & Refrig., Inc	4 O.H. Construction	5 Asia-Pacific Int'l

Bid publicly opened on November 06, 2020 at 2:00pm

### Scope of Work: AMP4

Renovate four (4) units located in Toto Gardens and one (1) in Dededo

- Electrical: rewiring and up-grade of the electrical system;
- Interior works: removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior spaces;
- Waste and laundry piping replacement and installation

Government Estimate

\$188,040.00

# New Business - Intent to Award

## Renovation of (8) Eight Public Housing Unit's; IFB # GHURA-10-02-2020-AMPs 1, 3 & 4

Base Bid No. 1 Base Bid No. 2 \$206,000.00 \$247,130.00 \$205.000.00 \$271,280.00 \$62,790.00 \$88,000.00 \$74,900.00 \$93,316.00 Bid Bond [x] 15% [x] 15% [x] 15% [x] 2% Genesis Tech Corp. O.H. Construction Construction, Inc. Contractor: Asia-Pacific Int'l Excellent .. 8 ო 4 Q

Bid publicly opened on November 12, 2020 at 2:00pm

Base Bid items:

No. 1: One Unit(AMP1 - Asan), One Unit(AMP3-Agat)

No. 2: Six Units (AMP4 - Toto)

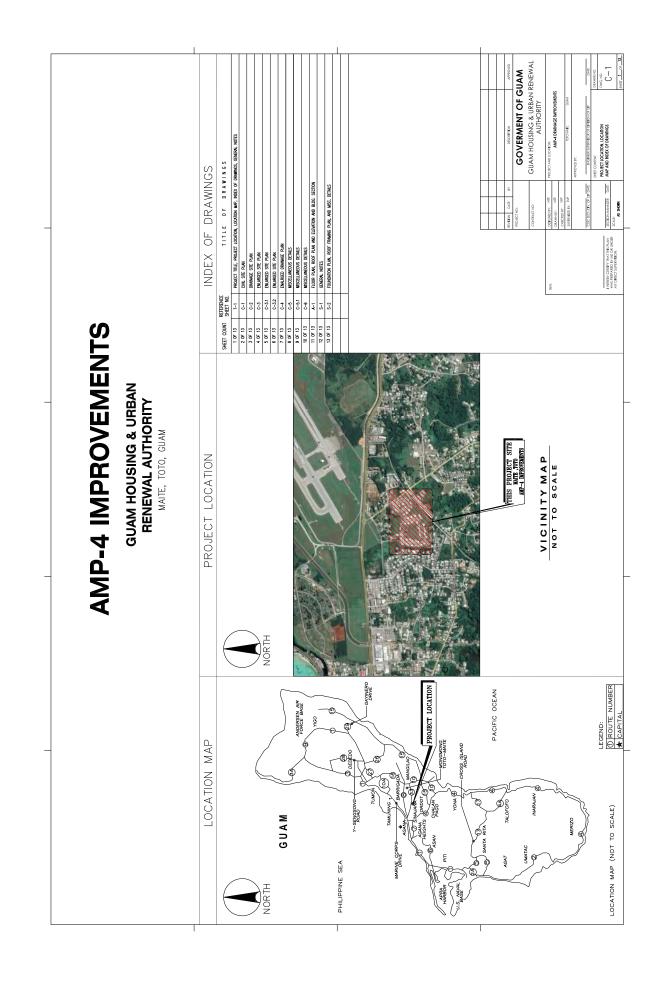
### Scope of Work:

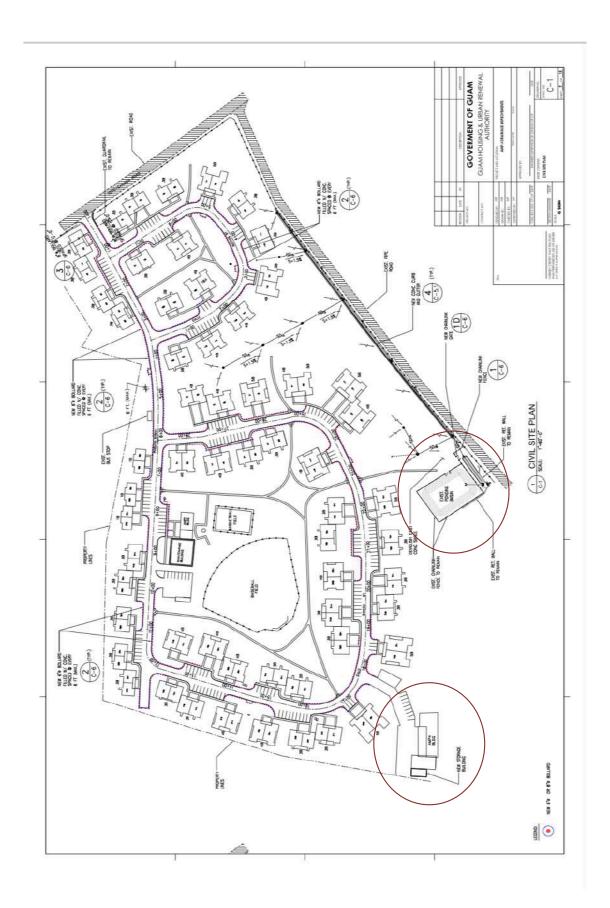
- Electrical: rewiring and up-grade of the electrical system;
- Interior works: removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior spaces;
- Waste and laundry piping replacement and installation

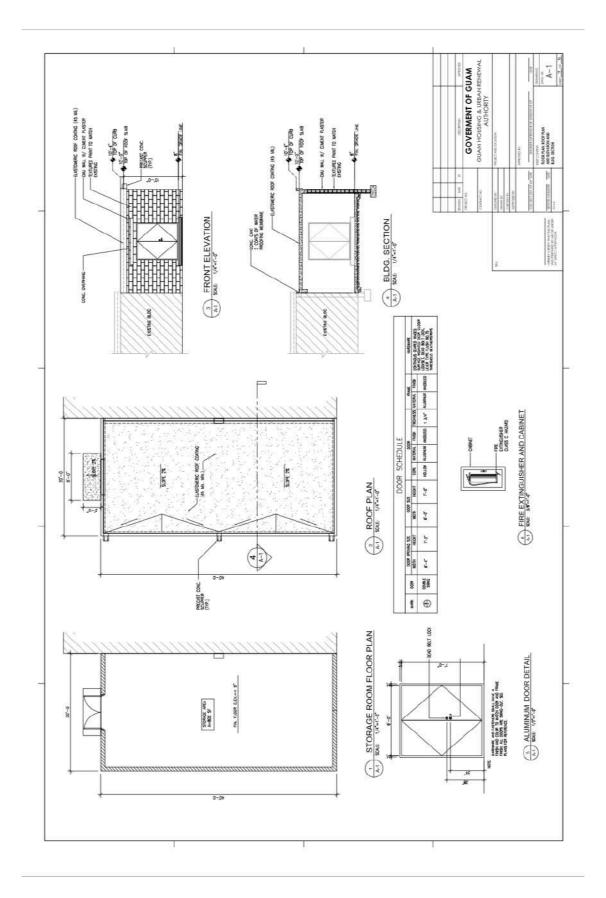
\$218,695.00

\$75,220.00

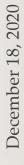
**Government Estimate** 







### GUAM HOUSING & URBAN RENEWAL AUTHORITY S-1 **GOVERMENT OF GUAM** 13 SIIR ¥, TYPICAL BOND BEAM TYPICAL BOND BEAM CMU WALL INFILL S-1 SOME NIS 34. FVb LHERBY CERTPY THAT THB PLAN WAS PREPARED BY ME OR UNDER MY CIRECT SUPBRYBION. -BOTTOM OF SLAB -FIN. FLOOR - CMU WALL -2-#6 BOT. SLOPE : 1 : 12 MAX. TYPICAL TYPICAL <del>}</del> 3A WALL/SLAB SPLICE DETAIL STATE NIS 3B BEAM SPLICE DETAIL (S.1) SOME NIS BAR BENDS AND LAPS ALL BARS SHALL BE FREE OF RUST, GREAGE, MILL SCALE, OR ANY MATERAL, WHICH MAY AFFECT THERR BOND TO CONDICETE. ALL BARS BENDS MUST BE MADE COLD. REBENDING OF BARS WILL NOT BE PRAMITED. RENFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASIM A615 GRADE 40. BENNOK, PULDKIK, SENDING, CONFERTE PROTEITINE, CODER, SPLONK, AND CALE, OTHER POLITICS OF REINFORMED SHALL CONFORM TO THE BRUIDNE CODE REQUIREMENTS FOR REINFORKED CONFORTE (ACI 315) AND THE TARMANE, OF STANGARD PRACTICE FOR DETAINING REINFORKED CONFORTE STRUCTURES. (ACI 315). RENFORCING STEEL LAYOUT DRAWINGS SHALL BE SUBMITTED TO THE VOIGNEER FOR APPROVAL PROR TO FABRICATION AND PLACKS. APPROVED DRAWINGS ARE REQUIRED AT THE JOB STE ONE DAY PROR TO PLACING REINFORCING. MASONEY UNITS SHALL HAVE 28-DAY COMPRESSIVE, STREBUCTH OF fine 21'10'9 S HAO SHALL BE GROUP FOUNDED. OS OWNERNOW TO NESTIVE COS WITH PITE VY UNSTAFF, HAWNE COMPRESSIVE STREAM FOR ZOLO. PS AT 28 MAS. ALL CELLS SHALL BE SOLUTED WITH GROUT. GROUP SHALL ATTIMA A MANUMU COMPRESSIVE STREAMF OF JODO PS AT 28 DAYS, GROUT SHALL BE RESULFABRED ONCHETE. UMESS OTHERWISE SHOWN ON THE PLAN, CONCRETE BLOCK WILL SHALL HAVE # \$4 IN 18 INCIDES CO, VERTICAL, - INDEXDIVING TORRESE AND MITESCENDING AND SHALL BY \$4 IN 16 INCIDES UNMINIOUS AND SHALL BY SHALL BY 18 INCIDES UNMINIOUS AND SHALL BY 18 INCIDES UNDITED UND SHALL BY 18 INCIDES UND SHALL B BLOCK UNITS SHALL BE SUFFICIENTLY MOIST AT THE TIME OF LAYING TO PREVENT DEHYDRATION OF MORTAR AND GROUT. 4. BLOCK UNTS SHALL BE FREE OF ALL SUBSTANCES WHICH MAY IMPARR HE BOOUT, CELLS SHALL IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH ODRES, CONTAINING RELINGENCING STEEL. CONCRETE BLOCK WALL NOTES: REINFORCING STEEL @ END WALLS @ CORNERS 2-#5 VERT. BARS @ OPENING & ENDS #3 HOR. @ 16" 0.C.— THES, STRINGEN, TYP. CMU WALL DETAILS STATE NTS , 24" TPP. 2. ALL PHOESS OF WORK PERTNAMO TO THE CONCRETE CONSTRUCTION SHALL CONCRETE TO MISSING SHALL BE THE TO THE CONCRETE SHALL BE THE TO THE CONCRETE SHALL BE THE TO THE TO SHALL SHALL DISCONDENS TO THE TOTAL OF THE TOTAL SHALL DISCONDENS SHALL BE THE TOTAL SHALL DISCONDENS SHALL BE THE TOTAL SHALL DISCONDENS SHALL BE THE SHALL SHALL DISCONDENS SHALL SHALL DISCONDENS THE SHALL SHALL BE THE SHALL BE THE SHALL SHALL SHALL BE THE SHALL BE THE SHALL BE THE SHALL SHALL BE THE SHALL SHALL BE THE SHALL SHA #5 VERT. BAR— ---2 INCHES ---1-1/2 INCHES ----2 INCHES ----1-1/2 INCHES --1-1/2 INCHES -f'c = 3,000 PSI CONCRETE TO BE USED IN THE WORK SHALL HAVE THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTHS AT AGE 28 DAYS: PAGES SHAMES ONE TO SHAME OF THE CHARGE THE CHARGE OF THE CHARGE OF THE CHARGE OF THE CHARGE THE CH A. PORIBING OR COMPINADOS SPRINKLING B. ARSKINNE LING R REBOGECTO COMMUNICAS WIT C. CLIRRIS COMPINADO APPLIED IN ACCORDANCE WITH THE RECOVARIATION OF THE INFORMATIONES. 11. ALL TESTING THAT MAY BE REQUIRED IF THE EMPRIETY FOR ALL 1969K. SO INFOLED SHALL BE PAD BY CONTRICION. -#3 HOR. BAR @ 16" O.C. WALL FOOTING, BEAMS, SUSPENDED SLAB, -NO. 14 AND NO. 18 BARS -----NO. 11 BAR AND SMALLER -----INTERSECTION 24 TYP. THE CONSTRUCTION JASE, DETROUNG S FEET FROM BULDING LINE SHOULD BE BETTER CLARGED TO REPORT STRUCTION, OF 20 SILV AND WITH OTHER DEPRESS. STRUCTIONS THE STRUCTION STRUCTION WITH A DEPARTMENT OF THE STRUCTION WITH A DEPARTMENT OF WEIGHT STRUCTION STRUCTION WITH A DEPARTMENT OF RESERVED THE STRUCTION SHOULD BE THERE THAN NO. 200 SEED. EXCHANGED METRICAL WEIGHT STRUCTION OF PRINCIPLE. A. THE CONTRACTOR SHALL INSTITUTE. THE DIRBNE CADENDE, AND THE REPORT STREAM STATEMENT SHEED STREAM STATEMENT SHEED STREAM STATEMENT SHEED STREAM SHEED SHEE WORK. CONSTRUCTION WATERL SHALL BE SPREAD OUT IF PLACED ON ROOTS. LOAD SHALL MET DEEDT HE FERSIAN LEE COLO PER STUME FOOT. HOUND ALKE DEED HE WERE AND THE WARMAN REQUIREMENTS OF A LINE STOLL SHALL HE HERMANIMA LEADINEMENTS OF A TO STO STON OF THE HERMANIMA LEADINEMENTS OF BE REQUIREMENT OF THE WARMAN REQUIREMENTS OF A HE STOLL SHALL SHALL HERMANIMA REQUIREMENTS OF BE ALL MATCHANGE CORES AND STANDARDS OR MAY ORTHON FOR THE WORK. 2. STRICTURE IL SHOOLDE RELEGIO NI "O-BACIOSE LARGE WITH AT LESSI SES COMPACION, ATTAMARE IP KISH DISSA: 2. THE FORDINE SEAL LESSI ON WARMAN OF STATE CORP. BESCOURSE COMPACIDE TO SEE MANAUL DISSIT AND ULD ON SOUND AN SURRAIL STORIN WARMAN SERGEL OF SURPORTING 3,500 F5 WINDING STORIN WARMAN SERGEL OF SURPORTING 3,500 F5 WINDING STATE AND COMPRESSES SEAL MEDICAL TO STATE COMPACIDE NO. ATTAMAS AND COMPRESSES SEAL MEDICAL TO STATE COMPACIDE NO. 10—AND LOSSE WARMAN TO SEAS DESIGN. 1. THE CONTRICTORS SHALL MOTE THE BROWNESS EFFORE ECHORNESS ANY WIGHT SHALL MOTE THE BROADERS TO WE SHALL MOTE THE BROADERS TO WE CONFIDENCE THE WE NOT BE SHORTED THE WOODER SLIEDERS OF THE DRAWNESS EFFORE RECOESTION, WITH ANY WOODS SLIEDERS OF THE DRAWNESS EFFORE RECOESTION, WITH ANY CONFIDENCE AND DESCRIPCES AND SHALL MOTE THE BROADERS OF ANY CONFIDENCE AND SHALL AND SH A. LA GONDALONGE, ELC. HAN INTERFEE WITH HEP TO COMPANIONAL STATES. FLORE TO THE STATES HE 1. BSC, WAS SEED = 195 Jam | (BSCO WIND SPEED) 02 = 0.002598 VACADIA 2. ROOT SEED - 1025 JAM | 2. ROOT SEED - 202 JAM | 3. B. COSTS ROUGHENING, SEEDILE DESIGN CATEGORY D SEED ALL PROPERTY | 3. B. COSTS ROUGHENING SEEDILE DESIGN CATEGORY D SEED ALL PROPERTY | 3. B. COSTS ROUGHENING SEEDILE D SEED ALL PROPERTY | 3. B. COSTS ROUGHENING SEEDILE 3. B. 2798, \$1. B. SEE DESIGN CRITERIA GENERAL NOTES: FOUNDATION



## BOC REPORT

GHURA A/E

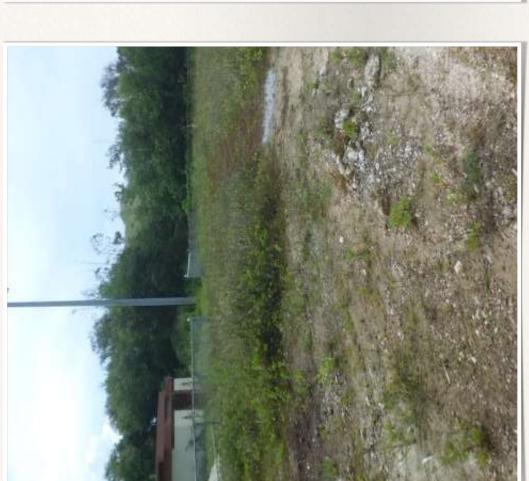


## CDBG Fund

Resident Umatac/ Inarajan MTM Sinajana Fire I-Learn Treatment Sinajana Basketball Community Station Academy Women's Baseball Field Court Center	2,350,000 1,056,979 369,742 464,567 1,663,490 12M 0/0 1,056,979 / 806,979 0/0 0/0 0/0 0/0 0/0	DPW review Delay Construction Permit Process Engineer release A/E RFP Received HUD Approval Approval	Process Schedule Process Enviro Report GFD inquries Schedule Extension Extension Extension	Compliant to
				Compliant to
Sinajana R Central Arts Tr Hall W	892,655 2,3	Contractor remobilized, work DPV continues	Process P Schedule Sc Extension Ex	
Projects / KPI	Budget (\$) Contract/Actual	Status	Risks / Issues	Ouality

KPI: Key Performance Indicators



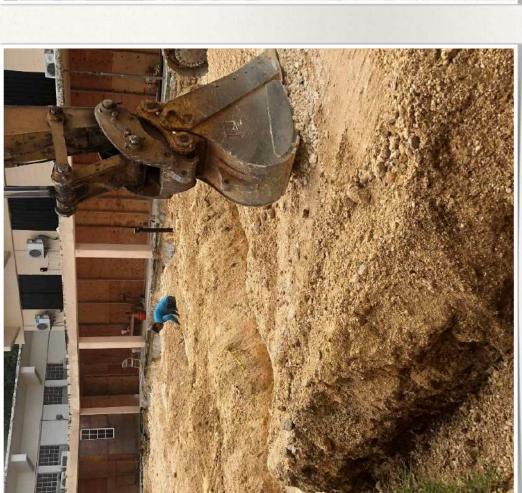


Umatac Baseball Field

November 2020

December 2020





Sinajana Arts Center

November 2020

December 2020

## Sinajana Fire Station



REQUEST FOR PROPOSALS
Architectural/Engineering Design and Programming

### Sinajana Dipattamenton Guåfi Sinajana Fire Station





## ED/A-E Initiatives

Projects / KPI	Guam Cultural Repository	New Swimming Pool	New Hospital	New Swimming Pool	Solar PPA @GT	Repositioning	CARES Act Funded
GovGuam Agency	OTQ2 /500	GEDA/ Parks & Rec	OOG/GMH	۱			
Status	MOA Approved	\$1M available for A/E	GHURA tentatively in TaskForce	Jan 2021 - Approve Project Listing	RFP Active	Discussions with USDA	Agency-Wide Call
Risks / Issues additional DOD/ existing Dededo Announcement OEA funding pool operational Pending	Possible additional DOD/ OEA funding	HUD requires existing Dededo pool operational	Formal Announcement Pending	Spend down operating reserves	Long term agreement		Return Unexpended Funds
Quality	1	1	1	1	1	1	ı