

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Board of Commissioners Meeting
Friday, February 25, 2022 at 12:00 PM.
This meeting is open to the public via Zoom.**

**Topic: GHURA BOC Mtg. Friday, February 25, 2022
Time: Feb 25, 2022 12:00 PM Guam, Port Moresby**

Join Zoom Meeting

<https://us06web.zoom.us/j/81057641056?pwd=bi9KbS83VEt0UFG0Zjl3QldSUhZrQT09>

Meeting ID: 810 5764 1056

Passcode: 766440

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AGENDA:

- I. ROLL CALL**
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS**
- III. APPROVAL OF PREVIOUS BOARD MINUTES – January 14, 2022**
- IV. NEW BUSINESS**
 - 1. Intent of Award for IFB#GHURA-COCC-022-003; FY2022 Insurance Coverage for Excess Liability, Automobile, and Workers Compensation**
- V. CORRESPONDENCE AND REPORTS**
 - 1. A/E Manager's Update**
- VI. GENERAL DISCUSSION/ANNOUNCEMENTS**
 - 1. Next proposed scheduled Board Meeting – Friday, March 11, 2022**
- VII. ADJOURNMENT**

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

For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Katherine Taitano at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.

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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 25, 2022
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing - Friday, February 18, 2022

2nd Printing - Wednesday, February 23, 2022

III. APPROVAL OF PREVIOUS BOARD MINUTES – January 14, 2022

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IV. NEW BUSINESS

1. Intent to Award 1 - 6
IFB#GHURA-COCC-022-003; FY2022 Insurance Coverage for Excess
Liability, Automobile, and Workers Compensation

V. CORRESPONDENCE AND REPORTS

1. A/E Manager's Update 7 - 19

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Friday, March 11th, 2022
@ 12:00 p.m.

VII. ADJOURNMENT

"All the world's a stage, and all the men and women merely players." — Jacques. Keep up with nonfictional world players and events in this section. Send us your thoughts to editor@postguam.com.

Japan to announce easing of strict border measures

By Elaine Lies
Reuters

TOKYO – Japan was set to announce Thursday that it will ease border controls put in place to counter the spread of the coronavirus, measures that are the strictest among wealthy nations and have been slammed by business leaders and educators.

About 150,000 foreign students have been kept out of the country, along with workers desperately needed by an aging nation with a shrinking population, prompting warnings of labor shortages and damage to Japan's international reputation.

Japan briefly eased its border rules, which have effectively kept the nation

closed to non-residents for two years, late in 2021 but tightened them again just weeks later as the omicron variant emerged overseas.

Among the measures set to be announced will be raising the number of people allowed to enter Japan to 5,000 a day from the current 3,500, according to media reports.

Others are likely to include shortening the required quarantine period, currently a week, to three days under certain circumstances, such as the coronavirus risk level in the nation people travel from and whether they are fully vaccinated, including a booster shot.

Japan designates 82 nations as "high risk" and requires three or six

days of mandatory hotel quarantine as part of the week of isolation for many. Two weeks of quarantine were required until mid-January.

Prime Minister Fumio Kishida is expected to announce the new measures at a news conference Thursday. They would take effect in stages from March, media reports say.

Kishida and his government have hailed the tight border controls for buying Japan time as omicron surged around the world, and a vast majority of the public supports them.

Yet with the variant now widespread in Japan, which is struggling to roll out booster shots, business leaders and some politicians have warned the measures are obsolete.



NARITA AIRPORT: Men wearing protective suits make their way at a bus stop at Narita International Airport in Narita, Japan, on Nov. 30, 2021.

Kim Kyung-Hoon/Reuters

For Kishida, who faces a crucial election in July, deciding when and how to change the measures has been tricky, said political analyst Atsuo Ito.

"If you look at the overall situation now, they're meaningless; you can get the virus anywhere. But as a result of having them, he got a lot of public support," he said.

If they're not changed, Ito added, "the result over the long term is that Japan is going to be left behind the rest of the world."

Top EU court says bloc can withhold billions from Hungary, Poland for violating rule of law

BRUSSELS (The Washington Post) – The European Union, long criticized for standing by as members reneged on their democratic commitments, can withhold funds when countries fail to uphold the rule of law, a court ruled Wednesday.

It is a potentially powerful tool. The question now is whether the bloc will use it.

The first tests will probably involve

Hungary and Poland. Both nations have been among major beneficiaries of E.U. subsidies, which have

continued despite concerns over efforts to undermine independent judges, a free press, political opposition and civil society.

Wednesday's ruling by the European Court of Justice was welcomed by E.U. officials, anti-corruption groups and advocates for the rule of law – and disparaged by officials in Budapest and Warsaw.

"The Commission will defend the Union's budget against breaches of the principles of the rule of law,"

.....
Both nations have been among major beneficiaries of E.U. subsidies.
.....

Kaleta, Poland's deputy minister of justice, said the ruling amounted to "historic blackmail."

The E.U. money at stake supports a range of activities, from infrastructure to farming and beyond. It's the money that is part of why the vast majority of people in Poland and Hungary say they're glad to be part of the European Union, despite their governments' clashes with Brussels. It's also money that country leaders can dole out in a way that helps keep them in power.

But going forward, the bloc will be able to suspend the self-management of subsidies by countries that do not abide by the rulings of its top court, or countries that tolerate the misuse of E.U. funds.



TWO MINUTES With The Bible
BEREAN BIBLE SOCIETY
PO Box 756, Germantown, WI 53022
www.bereanbiblesociety.org

Saviour of All Men?

by Pastor Ricky Kurth

"How is Christ the Saviour of all men, specially of them that believe?"

"...the living God...is the Saviour of all men, specially of those that believe" (1 Tim. 4:10).

"...the Father sent the Son to be the Saviour of the world" (1 John 4:14), but "it pleased God...to save them that believe" (1 Cor. 1:21). So God is the potential Saviour of all, and the particular Saviour of all that believe. Righteousness is offered "unto all," but it only comes "upon all them that believe" (Rom. 3:22).

But in the context of 1 Timothy 4:10, it is possible Paul had even more than this in mind. In Verse 16, he told Timothy:

"Take heed unto thyself, and unto the doctrine; continue in them: for in doing this thou shalt both save thyself, and them that hear thee."

Since Timothy was already saved from his sins, Paul must be saying he could save himself and his hearers from all the misery and heartache that not taking heed to Pauline doctrine always brings. Unsaved men can benefit from this kind of salvation as well.

Remember, a few verses earlier, Paul told believers that "godliness is profitable... having promise of the life that now is, and of that which is to come" (v. 8). Every believer knows that living a godly life will yield the profit of rewards at the Judgment Seat of Christ in the life to come. But godliness also profits richly in this life as well. Berean Bible Society founder Pastor C. R. Stam used to say that if he died and found out that Christianity was all a lie, that there was no life after death or rewards in the life to come, he wouldn't regret a moment of the life he had lived, for it is the richest, most rewarding and satisfying life that can be lived.

But even unbelievers know by experience that "the way of transgressors is hard" (Prov. 13:15), and that "virtue is its own reward." So Christ can save them from misery and heartache as well, as they inadvertently take heed to "the doctrine that is according to godliness" (1 Tim. 6:3).

And so, just as the sun and the rain that God gives all men can save unsaved men from the deprivation they would know without these things in life (Matt. 5:45; Acts 17:17), adhering to Christian principles can save unsaved men from misery and heartache in life. That makes God "the Saviour of all men," but specially of them that believe, for them that believe will also be saved from an eternity in the lake of fire in the life which is to come.



GHURA

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



Joshua F. Tenorio
Lieutenant Governor of Guam

Loures A. Leon Guerrero
Governor of Guam

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VII. ADJOURNMENT

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For more information, please contact Audrey Aguan 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

Putin orders Russian troops to Ukraine

MOSCOW (Reuters) - Russian President Vladimir Putin ordered the deployment of troops to two breakaway regions in eastern Ukraine after recognizing them as independent on Monday, accelerating a crisis the West fears could unleash a major war.

A Reuters witness saw tanks and other military hardware moving through the separatist-controlled city of Donetsk after Putin formally recognized the breakaway regions and ordered the deployment of Russian forces to "keep the peace."

About five tanks were seen in a column on the edge of Donetsk and two more in another part of town, a Reuters reporter said. No insignia were visible on the vehicles.

Putin's announcement drew U.S. and European condemnation and vows of new sanctions although it was unclear whether it was Putin's first major step toward a full-scale offensive in Ukraine that Western governments have warned about for weeks.

Linda Thomas-Greenfield, U.S. ambassador to the United Nations, told an emergency meeting of the Security Council late Monday that Moscow's



MOSCOW: Russian President Vladimir Putin, right, attends a ceremony in Moscow, Russia, in this picture released Monday. Sputnik/Alexey Nikolsky/Kremlin via Reuters

recognition of the breakaway eastern regions was part of its attempt to create a pretext for a further invasion of Ukraine.

U.S. diplomatic staff, who had been moved from Kyiv to the western city of Lviv, were ordered to spend the night in Poland as the crisis deepened.

A senior U.S. official said the deployment to breakaway enclaves did not yet constitute a "further invasion" that would trigger the harshest sanctions as Russia already had forces there, but that a wider campaign could come at any time.

tions would be announced Tuesday.

U.S. Secretary of State Antony Blinken said the executive order was "designed to prevent Russia from profiting off of this blatant violation of international law."

Oil jumped to a seven-year high, safe-haven currencies like the yen rallied and U.S. stock futures dived as Europe's eastern flank stood on the brink of war. The rouble extended its losses as Putin spoke, at one point sliding beyond 80 per dollar.

Ukrainian President Volodymyr Zelenskiy, who received a solidarity call from Biden, accused Russia of wrecking peace talks and ruled out territorial concessions in an address to the nation early Tuesday.

Scholz's spokesman said Germany, France and the United States had agreed to respond with sanctions, while British Foreign Minister Liz Truss said Britain would announce new sanctions Tuesday.

NATO Secretary-General Jens Stoltenberg accused Russia of "trying to stage a pretext" for a further invasion.

.....
PUTIN continued on page 17

PUBLICATION NOTICE

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

MOMMY'S CORPORATION DBA: I U CORNER BAR (Takeover)

has applied for a Class: 4 General On Sale Alcoholic Beverage License said premises being marked as Lot: M19 Lot 5099-7-1 3301 Adrian Sanchez St. Tamuning/Tumon/Harmon

PUBLICATION NOTICE

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

M and B Incorporated DBA: One Pacific Distributors

has applied for a Class: 3 Wholesale Alcoholic Beverage License said premises being marked as Lot: 2144-1D-1-R1 Mamis St. Tamuning/Tumon/Harmon



PUBLIC MEETING

For Construction & Operation of New Power Plant and Fuel Supply Line from Piti to Dededo

Date	Time	Location
Mar 2 (Wed)	6pm	Agana Heights Mayor's Office
Mar 9 (Wed)	6pm	Barrigada Community Center
Mar 10 (Thur)	6pm	Mongmong-Toto-Maite Mayor's Office
Mar 16 (Wed)	6pm	Asan Community Center
Mar 17 (Thu)	6pm	Piti Social Hall
Mar 23 (Wed)	6pm	Dededo Senior Center

Agenda

1. Introductions and Project overview presentation
2. Explain construction activities near relevant villages and hearing community concern
3. Open discussions regarding any possible biodiversity and cultural resources

Contact Information

Guam Ukudu Power LLC. - Sungoo Son, 671-929-8348 email: Sungoo.son@guamup.com, Lei-Lua Watanabe, 671-797-4986 email: Lwatanabe@guamup.com | Doosan Ukudu Power LLC. - Hosik Lee, 671-777-6725 email: Hosik.lee@Doosan.com | Guam Advance Enterprises - Billy Cruz, 671-777-2455 email: Billycruz@guamadvance.com

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Lourdes A. Leon Guerrero
Governor of Guam



Joshua F. Tenorio
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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 25, 2022
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 **12:01 P.M., Friday February 25, 2022**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that 7 BOC members were present, representing a complete board attendance and that the meeting would proceed as scheduled.

<p>PRESENT: (VIA ZOOM VIDEO CONFERENCE) Dr. John Rivera, Chairman Monica Guzman, Vice Chairwoman Frank Ishizaki, Commissioner Anisia Delia, Commissioner Nate Sanchez, Commissioner Emilia Rice, Commissioner Karl Corpus, Resident Commissioner</p> <p>ABSENT:</p> <p>LEGAL COUNSEL: Anthony Perez, Esq.</p>	<p>MANAGEMENT & STAFF: Elizabeth Napoli, Acting Executive Director Audrey Aguon Sonny Perez, A/E Manager Kimberly Bersamin, HR Administrator Katherine Taitano, CDBG Manager Greta Balmeo, Buyer Supervisor</p> <p>PUBLIC: (VIA ZOOM VIDEO CONFERENCE YouTube Live stream) Rebecca Borja, HUD representative AM Insurance Representative Jesse Wu, HUD Representative Mark Chandler, HUD Representative</p>
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II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, February 18, 2022
 2nd Printing – Wednesday, February 23, 2022
 ACKNOWLEDGED by the board and Attorney Perez.

III. APPROVAL OF PREVIOUS BOARD MINUTES –

[012/22] Vice Chairwoman Guzman motioned to approve the meeting minutes of January 14, 2022, as corrected. The motion was seconded by Commissioner Delia. There were no objections by the other board members. The motion carried.

IV. NEW BUSINESS

1. [013/22] Intent to Award- IFB#GHURA-COCC-022-003; FY2022 Insurance Coverage for Excess Liability, Automobile, and Workers Compensation

Acting Executive Director Napoli stated the following:

- GHURA issued the IFB on January 27, 2022 which was for (3) lines of insurance coverages:
 1. Excess liability
 2. Automobile
 3. Workers Compensation
- The IFB closed on February 17, 2022 at 2PM
- (2) companies submitted bids on bid due date
- Nanbo Insurance did not include acknowledgment of Addenda 1 and 2 in their bid submission. GHURA determined that Nanbos Insurance's omission to be a minor informality and could be waived without prejudice to other bidders as the effect on price, quantity, quality, delivery or contractual conditions is negligible.
- A general notice was provided to all bidders, Nanbo Insurance and AM Insurance that the deadline for Nanbo to submit the acknowledgment of Addenda 1 and 2 was due by 5PM the day after bid opening.
- Nanbo Insurance was successful to deliver the required documents by Friday, February 18, 2022 at 10:11AM.
- GHURA is requesting that the Board of Commissioners award the following coverages to AM Insurance for Excess Liability and Automobile Insurance in the total combined annual premium amount of \$48, 632.15; and to award to Nanbo Insurance for the Workers Compensation Insurance and the total annual premium amount of \$28,543.
- The Insurance coverages will take effect on March 1, 2022.
- The attachments for the bid tabulation, rate comparison chart, and insurance coverage limits are all in the board packet.

Chairman Rivera referred to page 1 of 19 regarding the total amount of Nanbo at \$48,613.15 and the tabulation sheet. He inquired about whether that total was the sum of the liability insurance and automobile insurance. If so, inquired about whether the total amount should be placed in that column and if the total amount should be \$48,632.15 and not \$48,928.

Attorney Perez indicated that the document lists (3) different insurance policies. The Excess liability for \$11, 118 and the Automobile for \$37,514.15 is the sum of \$48,632.15, AM Insurance's successful bid. The \$48,928.32 was AM Insurance's bid on Workman's Comp. and was determined unsuccessful on that bid. That bid went

to Nanbo's Insurance at \$28,543. Chairman Rivera thanked Attorney Perez for clarifying the item. He recommended that future board packet attachments be titled.

Commissioner Ishizaki asked that Miss Balmeo, Buyer Supervisor, explain the Worker's Compensation coverage and deductibles. Miss Balmeo stated that under the Worker's Compensation there are limits for this line of coverage. The deductible, which is in line with Guam law cover up to \$100,000 limit for each claim.

Commissioner Ishizaki also inquired about the Liability Insurance coverage. Miss Balmeo stated that for Excess Liability insurance supplements the General Liability coverage. The General Liability coverage is for a term of (5) years. She added that the (3) line of coverages: Excess, Auto, and Workman's Compensation are what insurance companies typically bid on or renew on an annual basis due to the highest number of claims that fluctuate from year to year, so GHURA would have to fall in line with the premiums and how the market is for each year for us to get the best costs.

Commissioner Sanchez inquired about who the current provider for Liability and Workman's Comp. was. Miss Balmeo stated that the current provider was AM Insurance and the broker is Dongu.

There were no further discussions.

[014/22] Commissioner Delia motioned to Award IFB#GHURA-COCC-022-003 for FY2022 Insurance coverage to AM Insurance for Excess Liability and Automobile Insurance in the total combined annual premium amount of \$48,632.15 and to award Nanbo Insurance for Worker's Compensation Insurance in the total annual premium amount of \$28,543, which will take effect on March 1, 2022. Commissioner Sanchez seconded the motion. There were no objections by the other board members. The motion carried.

V. CORRESPONDENCE AND REPORTS

1. [015/22] A/E Manager's Update

Mr. Sonny Perez, A/E Manager, stated the following on A/E Project Updates:

- All information can be found on GHURA's website, www.ghura.org.
- Highlights:
 1. **Central Community Arts Center-** Project completion is at 75%. Anticipated completion by June 2022. Mega United submitted a change order request as a result of Mayor Hofmann's request. Change order request is forthcoming.
 2. **Umatac Baseball Field-** about 95% complete; construction permit requirement under review before project acceptance.
 3. **Residential Women's Treatment Center-** Project completion is at 20%; completion anticipated for Jan. 2023; DOD approved H2 worker request; awaiting USCIS approval; Change order request under review;

Mechanical/Electrical/Plumbing (MEP) and site works: 22% increase; UOG SOE/SSC projects experienced a 50% increase in construction costs.

4. **Sinajana Fire Station**- Design awarded to Guma' Architects; approved to prepare perspectives; formal presentation to GHURA, GHURA BOC, and GFD stakeholders is forthcoming.
5. **Legacy Projects:**
 - **Renewable Energy**- Rooftop Solar Installation at Guma' Trankilidat- considering expanding this project to include the other Public Housing facilities.
 - **Guam Behavioral Health and Wellness Center (GBHWC)**- Renovation of Talofofu Cottage homes and the New Beginnings Building for drug/alcohol treatment.
 - **Department of Public Health and Social Services (DPHSS)**- BSL 2/3 Certification of the Mosquito Lab and the design and construction of the new DPHSS campus.
 - **GHURA 2.0**- Mortgage Credit Certificate, Southern Economic Incentive Act, PH Repositioning Plan, building affordable homes with alternative construction methodologies and materials; permanent homeless shelter; The GHURA rebranding; UOG Masters of Public Administration (MPA) student project.

Mr. Perez asked that Chairman Rivera elaborate on the MPA Project.

Chairman Rivera stated the following:

- Every semester, UOG's graduating candidates of the Masters of Public Administration are put to task by way of engaging in a huge community effort or project that has very serious community impact.
- In the past, students have garnered prestigious recognition for the work they have done on a national stage.
- In the first week of April, during the Center for Island Sustainability Conference, there will be a housing forum or housing Summit to bring together all the stakeholders involved in affordable housing and the candidates have been given the opportunity to present a report that identifies background issues and challenges that GHURA faces today.
- The 2020 Guam Housing Assessment Report on GHURA's website does not include actions or recommendations that serve as a roadmap. This was Director Topasna's hope that the MPA candidates would help to generate a list of recommendations and action plans for GHURA.
- Director Topasna believed that GHURA had the ability to impact the community greatly.
- Director Topasna believed that GHURA should be more than just strengthening the families, but also in truly building the community.
- Chairman Rivera added that the project is still in its planning stage, but expressed to the board that as things evolve, he will keep the board updated.

Commissioner Corpus asked Mr. Perez if the Repositioning Plan involved the selling of current housing and the rebuilding of new ones and whether the plan included Guma' Trankilidat due to the plan to install Solar energy panels at

Guma' Trankilidat. Mr. Perez stated that the Repositioning Plan is still under discussion. Mr. Perez added that the vendor indicated that the panels would be relocatable and that GHURA could relocate the solar panels when that time comes. Acting Director Napoli also added that the Repositioning Plan involves the public housing units that are at the AMP sites and that Guma' Trankilidat is a separate issue from the 750 Public Housing Repositioning Strategy.

Vice Chair Guzman inquired about whether GHURA had any other properties or facilities that the mayors or other government agencies are interested in. Ms. Katherine Taitano, Chief Planner, stated that the Agat and Sinajana mayors had applied for funding to avail themselves of some improvements to their properties. Department of Land Management found that those properties were GHURA properties. GHURA has only been approached for those properties. In the case of the Sinajana property, it had not been transferred in the past as similar transfers had like the Yona and Asan properties. The Citizen Participation Process is tied to the fact that those properties and Urban Renewal had been improved with federal funds for the government of Guam as the grantee. This process is to notify the public of what is going to happen with those properties and extend the relationship and requirement to adhere to CDBG requirements. Vice Chair Guzman requested that GHURA involve the Mayor's Council in discussions to build stronger partnerships with CDBG or the other GHURA programs.

Chairman Rivera added that GHURA 2.0 was Director Topasna's vision on what GHURA could be in the future and that the MPA was really a third party to put all these great ideas on paper and to create an action plan or a foundation behind those great ideas. The plan is to be fully vetted by the leadership and the board. It would be up to the leadership to decide how those plans would be used in the future.

There were no further discussions.

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. **[016/22] Next proposed scheduled Board Meeting: Friday, March 11th, 2022 @ 12:00 p.m.**

There were no objections by the board members on the next scheduled board meeting.

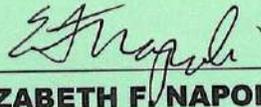
Attorney Perez requested to be excused for the March 11, 2022 GHURA BOC meeting due to a trial, but indicated that he would be available for any questions or concerns that the board members may have. Chairman Rivera acknowledged his request.

Chairman Rivera announced that Financial Disclosure Statements were sent to commissioners via email and if there were any questions to contact the GHURA office.

VII. ADJOURNMENT

[017/22] Commissioner Delia motioned to adjourn the meeting. Commissioner Ishizaki seconded the motion. With no objections by the other board members, motioned carried and meeting adjourned at 1:05PM.

SEAL



ELIZABETH F. NAPOLI

Board Secretary / Acting Executive Director

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

MEMORANDUM

TO: Board of Commissioners

FROM: Elizabeth Napoli, Acting Executive Director 

DATE: February 23, 2022

**SUBJECT: Intent of Award for IFB#GHURA-COCC-022-003
FY 2022 Insurance Coverages for Excess Liability, Automobile, and
Workers Compensation**

GHURA issued the Insurance Invitation for Bid (IFB) on January 27, 2022. The solicitation was for three lines of insurance coverages: excess liability, automobile, and workers compensation. The IFB closed on Thursday, February 17, 2022 at 2:00 PM. GHURA reached out to seven different companies, of which two companies submitted bids.

On the bid due date, it was noted during the bid opening that Nanbo Insurance did not include acknowledgement of Addenda 1 and 2 in their bid submission. GHURA determined Nanbo Insurance's omission to be a minor informality that could be waived without prejudice to other bidders as the effect on price, quantity, quality, delivery or contractual conditions is negligible (see 2 GAR, Div. 4, §3109(m)(4)(B)). A general notice was provided to all bidders, Nanbo Insurance and AM Insurance, that the deadline for Nanbo to submit the acknowledgements of Addenda 1 and 2 was due by 5 PM the day after bid opening. Nanbo was successful to deliver the required documents by Friday, February 18, 2022 at 10:11 AM.

Overall, GHURA is requesting the Board of Commissioners to award the following coverages to AM Insurance for excess liability and automobile insurance in the total combined annual premium amount of \$48,632.15; and to Nanbo Insurance for workers compensation insurance in the total annual premium amount of \$28,543.00. The insurance coverages will take effect March 1, 2022.

Attachments: Bid tabulation
Rate comparison chart
Insurance coverage limits

At the Regular Board Meeting of February 25, 2022, a motion was made by Commissioner Delia and seconded by Commissioner Sanchez to approve the Intent of Award for IFB#GHURA-COCCC-022-003 for Fiscal Year 2022 Insurance Coverage to AM Insurance for Excess Liability and Automobile Insurance in the total combined annual premium amount of \$48,632.15 and award Nanbo Insurance for Workers Compensation insurance in the total annual premium amount of \$28,543.00 which will take effect March 1, 2022. Without any further discussion and objection, the motion was approved.

IFB#GHURA-COCC-022-003

Ray S. Topasna, Executive Director

FY2022 Insurance Coverages for Excess Liability, Automobile, and Worker's Compensation

Bid due date: February 17, 2022

Bid due time: 2:00 P.M.

Package no.	1	2	3	4	5	6
Name of Bidder	NAMBO INSURANCE	AM INSURANCE				
Excess Liability Insurance	NO BID	\$11,118.00				
1 year						
3 year						
5 year						
Automobile Insurance	NO BID	\$37,514.15				
1 year						
Worker's Compensation Insurance	\$28,543.00	\$48,928.32				
1 year						
Bid Bond (5%)	\$1,500.00 CASHIER CHECK	DB INSURANCE CO. LTD				
HUD 5369-C	✓	✓				
AG Forms 2, 3, 4, 5 & 7	✓	✓				
Disclosure of Confidential or Proprietary Info Affidavit	✓	✓				
Disclosure of Organizational Conflict of Interest Affidavit	✓	✓				
GHURA Form 9	✓	✓				
GHURA Form 12	✓	✓				
Addenda 1 & 2	✓	✓				

2/18/22

ATTESTED BY: *[Signature]*

Date: 02/17/2022

02/17/2022

2/17/2022

Insurance type	FY20	FY21	FY22	Increase FY21 - FY22
Excess liability	\$5,610.00	\$5,610.00	\$11,118.00	\$5,508.00
Automobile	\$14,759.72	\$17,007.59	\$37,514.15	\$20,506.56
Workers compensation	\$10,501.00	\$24,484.98	\$28,543.00	\$4,058.02
Total	\$30,870.72	\$47,102.57	\$77,175.15	\$30,072.58

Percentage increase

		FY21	FY22
Excess liability		0%	98%
Automobile		15%	121%
Workers compensation		133%	17%

BID RESPONSE FORM - EXCESS LIABILITY INSURANCE

Required Coverages

Coverage	Limits
Excess Liability	\$5,000,000 each Occurrence \$5,000,000 General Aggregate

Required Conditions

- 90 Days' Notice Cancellation
- Additional Insureds & Waiver of Subrogation
- Governing Law & Jurisdiction
- Service of Suit Clause
- Special Events Coverage
- Alcoholic Beverages
- Service of Suit
- Waiver of Sovereign Immunity
- Governing Law and Jurisdiction
- Contractual Liability

Bid

List of all participating carriers and rating of A (Excellent) from A.M. Best

CARRIER	RATING	Premium including all costs and fees		
		1 YEAR	3 YEAR	5 YEAR
DB INSURANCE CO., LTD.	A	\$11,118	N/A	N/A

BID RESPONSE FORM - AUTOMOBILE INSURANCE

Required Coverages

Coverage	Limits
Bodily Injury / Property Damage, each person/each accident	\$2,000,000 Combined Single Limit
Medical Payments - each person	\$1,000
Comprehensive - deductible \$1,000 (specified vehicles)	ACV
Collision - deductible \$1,000 (specified vehicles)	ACV
Uninsured Motorist	Not Covered
Personal Accident	Not Covered
Loss of Use	Not Covered
Typhoon	Not Covered
Passenger Risk	Not Covered

Required Endorsements/Conditions (see Schedules and Applications, pg. 15)

- Hired & Non-Owned Auto Liability
- Inclusion of Windstorm, Hurricane, Typhoon, Flood or Tidal Wave
- Valid Drivers' License Waiver
- Under-Age Driver Waiver
- Operator Waiver
- Racing, Pacemaking or Speed Testing Waiver
- Newly Acquired and Substitute Vehicles
- Jurisdiction - Guam
- Waiver of Sovereign Immunity
- Cancellation Clause

Bid

List of all participating carriers and ratings of B+ (Good) from A.M. Best

CARRIER	RATING	ANNUAL PREMIUM including all costs and fees
DB INSURANCE CO., LTD.	A	\$37,514.15

BID RESPONSE FORM - WORKERS COMPENSATION INSURANCE

Required Coverages

Coverage	Limits	Deductible
Workers' Compensation	Statutory	Guam Law
Employers Liability	\$100,000.00	Accident Disease
	\$100,000.00	Policy Limit
	\$100,000.00	Disease Each Employee

Required Conditions (see Schedules and Applications, pg. 15)

- Executive Officers included
- Cancellation Clause

Bid

List of all participating carriers and ratings of B+ (Good) from A.M. Best

CARRIER	RATING	ANNUAL PREMIUM including all costs and fees
Tokio Marine Pacific Insurance Limited	A+	\$28,543.00

Claims Reporting Procedures: In the event of a claim or possible claim, please contact the Tokio Marine Pacific Insurance office by calling (671) 475-5710 or email claims@tokiomarinepacific.com.

Deferred Premium Payment Plan: 10 month installment payment plan, with no interest or finance charges.

Policy specimen included with this packet.



GHURA A/E

BOC REPORT

January 14, 2022

A/E Update

- ❖ Project Updates - Ongoing
- ❖ Sinajana Fire Station Perspectives
- ❖ Legacy Projects

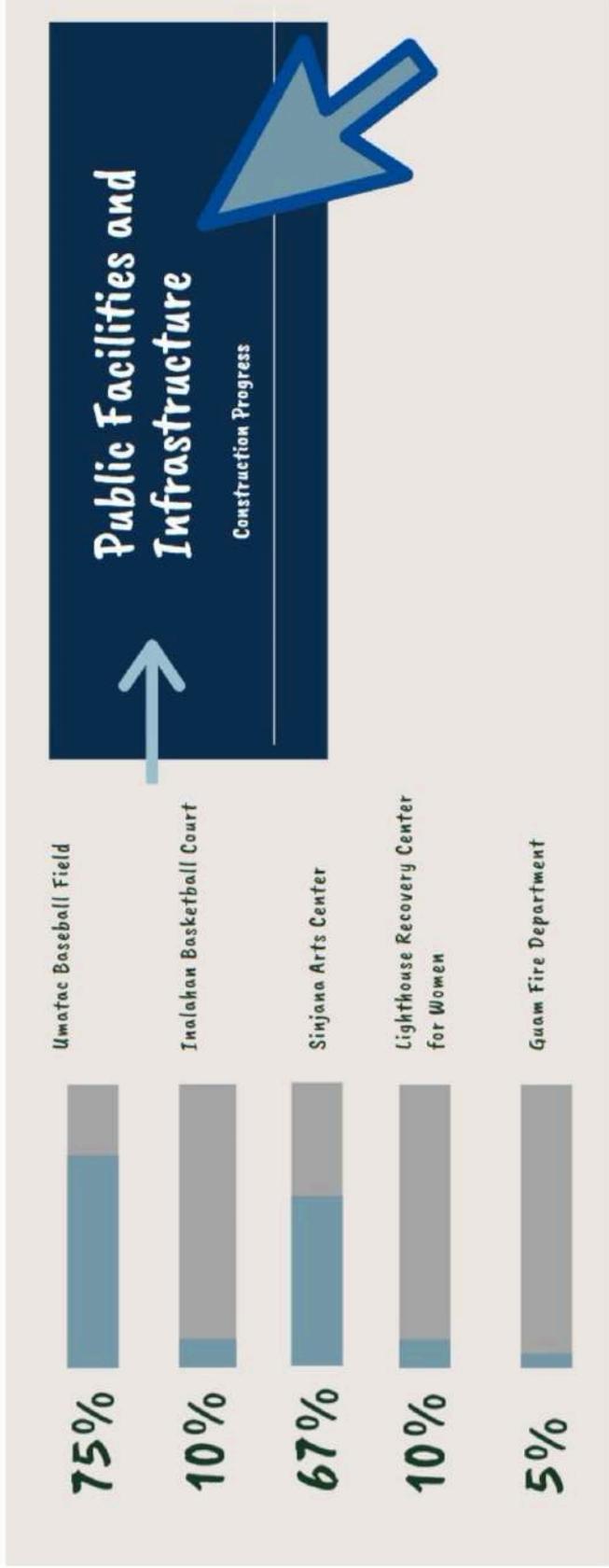
Per the Governor's Executive Order No. 2021-16, GHURA offices are open to the public with operations under moderate restrictions (adherence to mask mandates, encouraging appointments and use of drop boxes) in efforts to slow the spread of COVID-19.



- General Information
- Board Of Commissioners
- Community Development
- Financials
- Human Resources
- Architectural/Engineering Project Updates

Strengthening Communities... One Village at a Time.





Central Community Arts Hall (Sinajana)

- ❖ Project Completion 75%; anticipated June 2022
- ❖ A/E reviewing Mega-United's costs for Mayor Hoffmann's request



Umatac Baseball Field

- ❖ Substantial Completion expected January 31, 2022, weather permitting
- ❖ Construction permit requirement under review before project acceptance

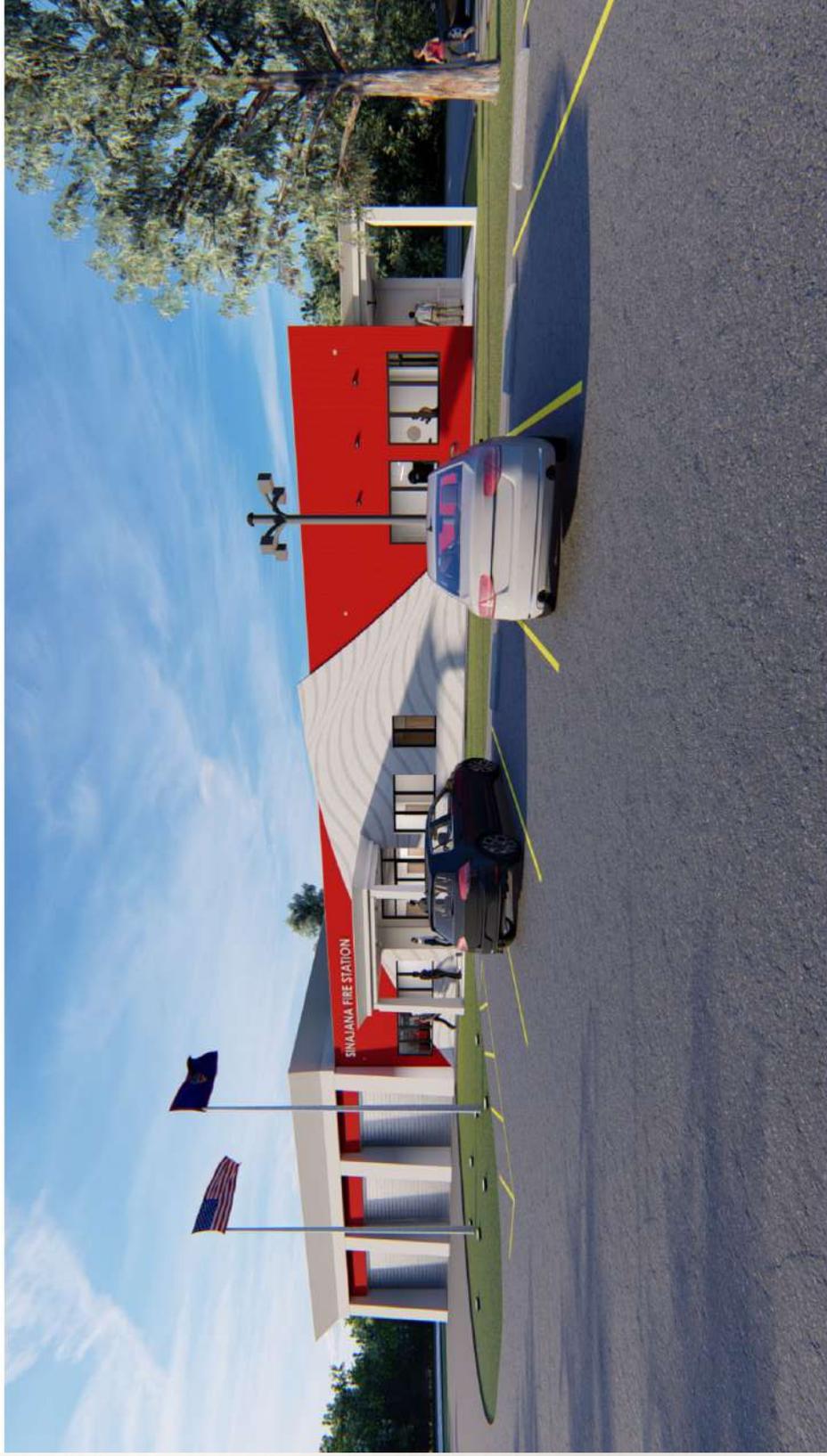


Residential Women's Treatment Center

- ❖ Project Completion 20%; substantial completion anticipated Jan 2023;
- ❖ DOD approved H2 worker request; waiting for USCIS approval
- ❖ Received change order under review: MEP and site works: 22% increase
- ❖ UOG SOE/SSC projects experienced a 50% increase construction costs (2/17/22, kuam.com)



SINAJANA FIRE STATION - PERSPECTIVES



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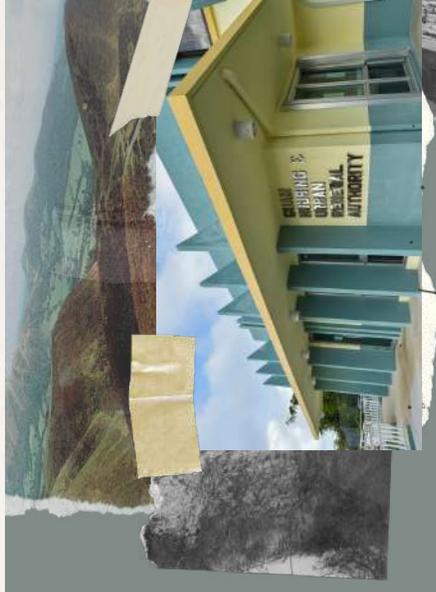
www.guma.space



Legacy Projects

- ❖ Renewable Energy - Rooftop Solar Installation at Guma Trankilidat
- ❖ GBHWC - Renovation of the Talofoto Cottage Homes and the New Beginnings Building for Drug/Alcohol Treatment
- ❖ DPHSS - BSL 2/3 Certification of the Mosquito Lab and the design / construction of the new DPHSS campus
- ❖ GHURA 2.0

Guam Housing
and Urban
Renewal
Authority



"Strengthening Families and Building Communities One Project At A Time."

CHURA 2.0

- ❖ Mortgage Credit Certificate
- ❖ Southern Economic Incentive Act
- ❖ 750 - Public Housing Repositioning Plan
- ❖ Alternate Construction Materials
- ❖ Permanent Homeless Shelter
- ❖ Strategic Plan for CLTC and GHC properties





GHURA A/E

BOC REPORT - Questions

February 25, 2022