



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 10, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, February 3, 2026
2nd Printing – Sunday, February 8, 2026

III. APPROVAL OF PREVIOUS BOARD MINUTES – January 27, 2026

IV. NEW BUSINESS

	PAGE (S)
1. Resolution No. FY2026-011	1 - 2
Resolution Commending Ms. Philomena C. San Nicolas, Property Site Manager, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)	
2. Change Order #1	3 - 4
GHURA-24-11; Rehabilitation of Agana Heights Fourplex	
3. Intent of Award	5 - 13
IFB GHURA-26-004; Renovation of 26 Public Housing Units at AMP's 1, 2 and 4	
4. Intent of Award	
OPA-RFP-001; Independent Financial Audit Services for the Guam Housing and Urban Renewal Authority	

V. EXECUTIVE DIRECTOR'S REPORT

Project Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

Next proposed scheduled Board Meeting: Tuesday, February 24, 2026
@ 12:00 p.m.

VII. ADJOURNMENT

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Pacific Daily News

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
Tuesday, February 10, 2026 at 12:00 PM.
 This meeting is open to the public via Zoom

Topic: GHURA BoC Meeting, Tuesday, February 10, 2026 at 12PM
Time: Feb. 10, 2026 12:00 PM Guam, Port Moresby

Join Zoom Meeting
<https://us06web.zoom.us/j/85686520753?pwd=UoF3uQivmXJIGGc2BM3DPvZij3VPES.1>

Meeting ID: 856 8652 0753
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- VII. ADJOURNMENT

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

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Håfa Adai & Good Afternoon! ChST 1:54 PM, Tuesday, February 03, 2026

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FIRST NOTICE: GHURA Board of Commissioners Meeting - February 10, 2026, 12:00pm ChST

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FIRST NOTICE: GHURA Board of Commissioners Meeting - February 10, 2026, 12:00pm ChST



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ANNOUNCEMENT

Posted on: 02/03/2026 01:49 PM

Posted by: Julie Lujan, Systems Programmer

Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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GHURA Board of Commissioners Meeting will be held on February 10, 2026 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

https://www.ghura.org/sites/default/files/ghuras_february_10_2026_boc_mtg.pdf

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Pacific Daily News

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Time: Feb. 10, 2026 12:00 PM Guam, Port Moresby

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Hålo! Adai & Good Afternoon! CHST 2:43 PM, Friday, February 06, 2026

SECOND NOTICE: GHURA Board of Commissioners Meeting - 02/10/2026 @ 12:00pm ChST

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SECOND NOTICE: GHURA Board of Commissioners Meeting - 02/10/2026 @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 02/06/2026 02:41 PM

Posted by: Julie Lujan

Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

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https://www.ghura.org/sites/default/files/ghuras_february_10_2026_boc_mtg.pdf



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., January 27, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. Call to Order

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:05 P.M., Tuesday, January 27, 2026**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **5 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjlalo4JADYUGahnz.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	<i>*No Request to attend meeting virtually was submitted.</i>		
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input checked="" type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje, CD Manager <input type="checkbox"/> Miguel Fernandez, AE <input type="checkbox"/> Maria Cherry Canete, AE <input type="checkbox"/> Sherene Mantanona <input type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input checked="" type="checkbox"/> Frances Danieli, Controller <input checked="" type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Housing Procurement Admin. <input checked="" type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro, Section 8 Administrator <input type="checkbox"/> Michael Ricuyal, AE <input type="checkbox"/> Patrick Luces <input checked="" type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Thalia Pablo <input checked="" type="checkbox"/> Joyce Aguon <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Andrew Manglona <input type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> Brittney Quinata <input checked="" type="checkbox"/>		
Public	None		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1ST Printing – Tuesday, January 20, 2026

2nd Printing – Sunday, January 25, 2026

Acknowledged by Chairman Rivera

III. APPROVAL OF PREVIOUS BOARD MINUTES

[625/26] Commissioner Corpus moved to approve the board meeting minutes of January 13, 2026, subject to corrections. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.

IV. NEW BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Intent to Award RFP GHURA-26-001CDBG-DR Grants Management Software</p>	<p>[626/26] Director Napoli presented the Intent to award RFP GHURA-26-001 for a grants management software system to support administration of the Community Development Block Grant Disaster Recovery (CDBG-DR) program indicated on pages 1-9 in the January 27, 2026 GHURA BoC packet and on the GHURA website at www.ghura.org.</p> <p>During discussion, Deputy Director Estevez clarified that cost was shown as zero in the technical evaluation because cost was not evaluated by the technical evaluation team, and that cost reasonableness is confirmed separately by the procurement officer. He further described the software as the primary grants management system and portal for applications and tracking, including compliance checks, project management, recordkeeping, and expenditure tracking, and stated it is intended to make the program audit-ready for HUD or internal audit needs and to support duplication of benefits checks.</p> <p>Vice Chairman Sanchez also asked whether the proposed cost covered</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>the full duration of the contract. Deputy Director Esteves confirmed that the recommended award amount includes implementation, licensing fee of \$205,000.00 and ongoing support for the one-year term at \$458,937.00 with renewal options in the amount of \$663,937.00. Discussion emphasized that the contract structure is intended to preserve flexibility if performance is not satisfactory and to avoid being locked in for a full multi-year term.</p> <p>Commissioner Torres asked whether the software becomes government-owned upon purchase. Deputy Director Esteves clarified that the system is proprietary and provided via licensing, which is consistent with how grant management software is typically procured. He also added that GHURA wanted to be transparent with the board about what the need is and to explore what the next steps are. Ultimately, if it results in a direct hire, GHURA wants to be sure that it has the authority from the board to do so.</p> <p>There were no further discussions.</p>	<p>[627/26] Motion: Vice Chairman Sanchez moved to approve the Intent to Award RFP GHURA-26-001CDBG-DR Grants Management Software to Benevate, LLC, pursuant to 2 CFR 200. 404 and recommend the award for the grants management software indicated RFP-26-001 CDBG-DR to Benevate, LLC for the one-time fee of \$205,000.00 and a 1-year contract term Annual Subscription of \$458,937.00 with renewal options in the amount of \$663,937.00.</p> <p>Second: Commissioner Rice. There were no objections by the other board members.</p> <p>Vote: 5–0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution FY2026-007 Authorization of Temporary Full-Time Equivalents for CDBG-DR (Up to 75 Positions)</p>	<p>[628/26] Executive Director Napoli presented Resolution FY2026-007, requesting Board approval to authorize up to seventy-five temporary full-time equivalents (FTE) needed to provide ancillary support and implementation of the Community Development Block Grant Disaster Recovery (CDBG-DR) program indicated on pages 11-12 in the January 27, 2026 GHURA BoC packet and on the GHURA website, www.ghura.org.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • GHURA has met with permitting agencies to determine their needs and willingness to work with GHURA • GHURA's disaster recovery projects are priority and Projects related to disaster recovery such as housing permits • FTEs cannot work on projects related to the Dept. of Defense as a duplication of benefit. • This will help move along the permitting process • It is temporary in nature; most positions may go a year or two. • This is different from the regular grant management and administration • the intent is to remove anticipated obstacles and avoid delays, particularly in permitting and regulatory functions where known backlogs exist. 	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Chairman Rivera also sought confirmation that all seventy-five positions would be allocated to the six agencies listed. Deputy Director Esteves added that it all depends on the position. This is to establish that this pool, whether direct hire by GHURA or not, is all related to this ancillary capacity that is necessary. Chairman Rivera asked whether the agreements would recognize such stipulations as the non-entitlement pay increments and performance incentives. Deputy Director Esteves confirmed this, but added that the flexibility on the front end would allow for GHURA to tailor its needs to get people in place to get the projects moving.</p> <p>Chairman Rivera asked Dr. Kim Bersamin, HR Administrator, if she felt comfortable that sufficient HR resources would be available to support implementation. Dr. Bersamin indicated that her team is working on the resources needs and stated that a plan exists to support the project.</p> <p>There were no further comments.</p>	<p>[629/26] Motion: Motion: Vice Chairman Sanchez moved to approve Resolution FY2026-007, authorizing up to seventy-five (75) new temporary full-time equivalent positions to provide ancillary support for the Community Development Block Grant Disaster Recovery (CDBG-DR) program.</p> <p>Second: Commissioner Torres seconded. There were no objections</p> <p>Vote: 5–0. Motion passed unanimously.</p> <p>After the vote, Deputy Director Esteves and Chairman Rivera briefly discussed the broader value of the capacity-building effort as a potential pilot to better understand permitting bottlenecks and associated costs. This includes using data to evaluate challenges that affect not only GHURA, but also the broader community and private sector. Commissioner Torres agreed and referenced examples of capacity support already occurring in certain agencies. Chairman Rivera emphasized using the opportunity to improve processes and strengthen capacity.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Resolution FY2026-010 Temporary Special Projects Pay Differential</p>	<p>[630/26] Executive Director Napoli presented Resolution FY2026-010, requesting Board approval to establish a temporary special project pay differential for employees assigned to certain CDBG-DR-related projects indicated on pages 13-14 in the January 27, 2026 GHURA BoC packet and on the GHURA website, www.ghura.org.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • elaborated on the rationale for the proposed differential, explaining that salaried employees are not authorized overtime and that their salaries are inclusive. • core staff are taking on significantly increased workloads without the ability to re-evaluate their positions, detail them to other roles, or compensate them through overtime. • special projects pay was determined, in consultation with Human Resources, to be the most reasonable and equitable approach. • provided examples, noting that Human Resources staffing responsibility has expanded from approximately 100 employees to nearly 300 employees, significantly increasing accountability. • that procurement staffing has expanded from two to three employees to six or seven employees, with responsibility over procurement activity exceeding \$500 million within a compressed timeframe. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> • these core staff members are integral to the success of the grant and that physical space constraints prevent additional central staffing. <p>Executive Director Napoli added:</p> <ul style="list-style-type: none"> • utilizing existing in-house expertise avoids the time required to recruit and train new employees. • the importance of compensating existing staff for additional responsibilities to ensure timely and successful expenditure of CDBG-DR funds. <p>Dr. Kim Bersamin, HR Administrator, stated that various options were reviewed and noted that the Board had recently approved additional staffing under a separate resolution. She stated that re-evaluating jobs or detailing classified employees was not feasible and agreed that the proposed approach strikes a balance.</p> <p>Chairman Rivera asked what percentage of staff are significantly exceeding their normal duties. Deputy Director Esteves responded that the impact is primarily within core support divisions, including Human Resources, Fiscal, MIS, Procurement, and A&E, and noted that these divisions continue to manage day-to-day operations without eligibility for overtime, making the proposed differential a more cost-effective option.</p> <p>Discussion clarified that three differential tiers are proposed: 10 percent for exempt employees, 7.5 percent for managers, and 10 percent for the Housing</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Procurement Administrator. Deputy Director Esteves explained that managers' responsibilities extend beyond tracked project hours and that Procurement was identified as an outlier due to the scale and criticality of its responsibilities.</p> <p>Chairman Rivera expressed support for the approach, emphasizing fairness, accountability, and the importance of effective program administration to protect future funding opportunities.</p> <p>With no further questions, the Chairman called for action.</p>	<p>[631/26] Motion: Commissioner Torres moved to approve Resolution FY2026-010 authorizing temporary Special Projects Pay Differential for support divisions.</p> <p>Second: Commissioner Corpus seconded. There were no objections.</p> <p>Vote: 5-0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. Resolution FY2025-017A Resolution Amending Resolution No. FY2025-007 to increase the total number of New Temporary Full-Time Equivalents from Fifty (50) to Sixty (60) New Temporary Full-Time Equivalents for the Community Development Block Grant-Disaster Recovery Program Within the Guam Urban Renewal Authority and Delegating Authority for the Above-Step Recruitment and Approvals for the Sixty (60) New Temporary Full-Time Equivalents to the Executive Director</p>	<p>[632/26] Executive Director Napoli presented Resolution FY2025-017A, requesting Board approval to increase the total number of authorized temporary full-time equivalent positions in order to align overall staffing authorizations with current operational needs related to the Community Development Block Grant Disaster Recovery (CDBG-DR) program on pages 15-16 in the January 27, 2026 GHURA BoC packet and on the GHURA website, www.ghura.org.</p> <p>Mr. Eliseo Florig Jr., Legal Counsel, indicated that language on the second whereas on the resolution have the word 'to' added after the word 'subject'.</p> <p>Chairman Rivera asked whether CDBG-DR has filled the fifty (50) positions. Deputy Director Esteves indicated that they have not but would like approval from the board for flexibility should the need arise.</p>	<p>[633/26] Motion: Vice Chairman Sanchez moved to approve Resolution FY2025-017A, amending Resolution FY2025-017 to increase the total number of new temporary full-time equivalents for the CDBG-DR program from fifty (50) to sixty (60) New Temporary Full-Time Equivalents for the Community Development Block Grant-Disaster Recovery Program Within the Guam Urban Renewal Authority and delegating for above-step recruitment and Approvals for the Sixty (60) New Temporary Full-Time Equivalents to the Executive Director, subject to grammatical changes on whereas number two (2).</p> <p>Second: Commissioner Rice seconded. There were no objections</p> <p>Vote: 5–0. Motion passed unanimously.</p>

V. OLD BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p>1. GHURA-25-007 Renovation of AMP 2 and AMP 3 Public Housing Units</p>	<p>[634/26] Executive Director Napoli presented Change Order No. 1 for Contract GURA-25-00007, renovation of eight public housing units at AMP 2 and AMP 3, on pages 17-22 of the January 27, 2026 GHURA BoC packet and in the GHURA website, www.ghura.org.</p> <p>Mr. Sonny Perez, AE Manager, stated the following:</p> <ul style="list-style-type: none"> • the project was originally scoped in February 2025, awarded in August • conditions requiring the change order were identified in December 2025. • vandalism occurred at the Humatak unit, requiring repainting • water damage and deterioration were discovered at the Malesso unit after it was exposed to the environment, necessitating removal and replacement of affected wall components. • explained that the contractor’s initial change order proposal was higher, but after review with the Housing Procurement Administrator, Mr. Antonio Camacho, a \$19,000 item #1 was determined to be out of scope and removed, reducing the order to \$21,000.00. from \$40,000.00 • He confirmed that the adjustment represents a 4.6 percent increase to the contract and includes the 40-day schedule extension. 	

AGENDA ITEM	DISCUSSION	ACTION
	<ul style="list-style-type: none"> summarized proposed preventative measures for future projects, including reducing procurement lead time, conducting pre-award walkthroughs, and improving site security to prevent similar issues. 	<p>[635/26] Motion: Commissioner Torres moved to approve Change Order No. 1 for Contract GHURA-25-007, renovation of eight public housing units at AMP 2 and AMP 3, in the amount of \$21,000, with a 40-calendar-day extension and a new completion date of February 20, 2026.</p> <p>Second: Commissioner Rice. There were no objections.</p> <p>Vote: 5–0. Motion passed unanimously.</p>

VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITEM	DISCUSSION	ACTION
	<p>[636/26] Executive Director Napoli provided an update on Real Estate Assessment Center (REAC) inspections, stating that GHURA received notice in August that inspections would be conducted at all four AMP sites. She explained that the inspections were delayed due to the shutdown and advised that REAC inspections will begin on February 17, starting with AMP 3, which includes the Agat, Umatac, and Malesso sites.</p> <p>She also advised that GHURA will provide notice in March, likely during the third week, regarding a rededication of the Hagåtña soup kitchen, which was purchased using CDBG funds to continue serving individuals experiencing homelessness.</p> <p>Executive Director Napoli further advised that GHURA plans to host the 2026 GHURA Housing Summit in April, tentatively during the week of April 9, with Deputy Director Esteves taking the lead.</p> <p>Chairman thanked the Executive Director for the updates and congratulated GHURA on the GPD Eastern Substation groundbreaking, noting the positive response from the community and stating that the projects mentioned are important and needed.</p>	

VII. GENERAL DISCUSSION AND ANNOUNCEMENTS

AGENDA ITEM	DISCUSSION	ACTION
	<p>[637/26]. Chairman Rivera invited comments or questions from members of the public. Deputy Director Esteves stated that all the information regarding eligibility can be found on the website www.guamdbgbdr.org.</p> <p>With no further business before the Board, the Chairman requested a motion to adjourn the meeting.</p>	<p>638/26] The Motion: Vice Chairman Sanchez moved to adjourn the meeting</p> <p>Second: Commissioner Torres seconded. There were no objections</p> <p>Vote: 5-0. Motion passed unanimously.</p> <p>The Chairman announced that the meeting was adjourned at 1:35 PM.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2026-011**

Moved by: _____

Seconded by: _____

RESOLUTION COMMENDING MS. PHILOMENA C. SAN NICOLAS, PROPERTY SITE MANAGER, FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA).

WHEREAS Ms. Philomena C. San Nicolas dedicated a total of 37 years to the Government of Guam; and

WHEREAS Ms. San Nicolas began her Government career with the Civil Service Commission as a Private Secretary in 1988 and as a Word Processing Secretary I in 1989; and

WHEREAS, on August 28, 1989, Ms. San Nicolas commenced her employment with the Authority as an Administrative Assistant; and

WHEREAS, demonstrating her strong communication and analytical skills, was subsequently promoted to Wage Compliance Officer and was then appointed to the position of Program Development Coordinator on October 1, 1992; and

WHEREAS, on January 8, 2007, Ms. San Nicolas underwent a change in title and assumed the position of Management Analyst IV to the Executive Director; and

WHEREAS Ms. San Nicolas successfully competed for and was promoted to the management position of Property Site Manager on April 1, 2011; and

WHEREAS, for the past 15 years in her role as a Property Site Manager, Ms. San Nicolas has consistently demonstrated exemplary stewardship of the Public Housing Program, reflecting the highest standards of professional integrity, dedication, and commitment to public service for the hundreds of public housing tenants under her charge, and to the people of Guam; and

WHEREAS, Ms. San Nicolas has dedicated over 36 years and five months of impassioned service in support of the mission and goals of the Authority; and

WHEREAS, throughout her tenure, Ms. San Nicolas' methodical and conscientious execution of her official duties has made a direct, positive, and lasting impact on the communities of Guam and the employees of the Authority; and

WHEREAS, the Board of Commissioners extends its recognition and gratitude to Ms. Philomena C. San Nicolas, affectionately known by the staff and management of the Authority as "Ms. Philly", commending her on her retirement from the Authority, and further extends its best wishes on her future adventures; now, therefore be it

RESOLVED, that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest to the adoption of Resolution No. FY2026-011, and that thereafter shall be presented to Ms. Philomena C. San Nicolas, whereby a copy shall be placed in her official personnel file, and a copy provided to the Governor of Guam.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 10, 2026

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on February 10, 2026.

(SEAL)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director



GHURA

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



Change Order No. 1 GHURA-24-11 Rehabilitation of Agana Heights 4 Plex

02/01/2026

Xue Jun Gu
General Manager
Guam Evergreen Construction Corporation
P.O. Box 8438
Tamuning, Guam 96931

SUBJECT: Change Order No. 1 GHURA-24-11; Rehabilitation of Agana Heights 4 Plex

Dear Mr. Gu:

In connection with your Contract dated October 21st 2024, for the Rehabilitation of Agana Heights 4 Plex. The following change order is in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Rehabilitation of Agana Heights 4 Plex as:

	Material and Labor description	Amount
1.	Waterline Pipping Replacement for 4 units	
	A. Unit #1 Ground Floor / Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$20,500.00
	B. Unit #2 Ground Floor/ Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$20,500.00
	C. Unit #3 Second Floor/ Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$23,500.00
	D. Unit #4 Second Floor/ Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$23,500.00



Change Order No. 1
 GHURA-25-11
 Rehabilitation of Agana Heights 4 Plex

2.	Water Meter and Water Line Leaking Repair Coordination with GWA	\$6,500.00
3.	Room Closet Base Panel Replacement Unit 1 and 3	\$2,000.00
		Total: 96,500.00

Original Contract:	\$289,900.00	Contract NTP Date:	December 15, 2025
Equitable Adjustment approved	\$34,600.00		
Change Order Approved:	0	Contract Duration:	180 Days
This Change Order:	\$96,500.00	Extension This Change Order:	30 days
Adjusted Contract Amount:	\$421,000.00	New Completion Date:	July 13, 2026

ACCEPTED: Guam Evergreen Construction Corporation

 Mr. Xue Jun Gu
 General Manager

Date: _____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

 Elizabeth F. Napoli
 Executive Director

Date: _____

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli
Executive Director *EE*

DATE: February 05, 2026

SUBJECT: Intent of Award
IFB GHURA-26-004
Renovation of 26 Public Housing Units at AMP's 1, 2, and 3

Bid opening for the subject project was held on December 31, 2025 at 2:00 p.m. A total of eighteen (18) bidders registered for the bid and given bid specifications of which five (5) submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	240 Consecutive Calendar Days.
1.	O.H. Construction	[X] 15% of total bid amount	Base Bid Item No.1 \$430,400.00 (Awarded) Base Bid Item No. 2 \$395,000.00 (Awarded) Base Bid Item No. 3 \$569,000.00 Total Award Amount: \$825,400.00
2.	Guam Evergreen Construction Corporation	[X] 15% of total bid amount	Base Bid Item 1 No Bid Base Bid Item No. 2. \$445,500.00 Base Bid item 3. \$541,000.00 (Awarded) Total Award Amount: \$541,000.00

3.	Genesis-Tech Corporation	[X] 15% of total bid amount	Base Bid Item 1 \$612,500.00 Base Bid Item No. 2. \$583,400.00 Base Bid item 3. \$750,460.00 Total: \$1,946,360.00
4.	Canton Construction Corp.	[X] 15% of total bid amount	Base Bid Item 1 \$539,600.00 Base Bid Item No. 2. \$449,680.00 Base Bid item 3. \$988,900.00 Total: \$1,978,180.00
5.	Ian Corporation	[X] 15% of total bid amount	Base Bid Item 1 \$904,917.93 Base Bid Item No. 2. \$776,420.88 Base Bid item 3. \$1,535,984.67 Total: \$3,217,323.48

Government Estimate	\$1,486,901.00
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O.H Construction

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1- AMP 1				
1.	14 MSGR, Asan (3Bedroom)				\$49,000.00
2.	2A ATIS, Sinajana (3 Bedroom)				\$51,500.00
3.	3B ATIS, Sinajana (4 Bedroom)				\$62,600.00

4.	4B MAKIN, Sinajana (2 Bedroom)				\$45,800.00
5.	11 B Salas, Agana Heights (3 Bedroom)				\$54,600.00
6.	16B Salas, Agana Heights (3 Bedroom)				\$56,100.00
7.	17A Salas, Agana Heights (2 Bedroom)				\$49,500.00
8.	22B VD Perez, Mongmong (4 Bedroom)				\$61,300.00
	Total:				\$430,400.00
	Base Bid 2-AMP 2				
1.	9 SR Eucharita, Yona (3 Bedroom)				\$52,500.00
2.	11 JT Quichocho (3 Bedroom)				\$58,000.00
3.	17 JE Violet, Yona (3 Bedroom)				\$59,000.00
4.	111 A Chalan, Chalan Atdao, Inalahan (2 Bedroom)				\$62,000.00
5.	111 B Chalan, Chalan Atdao, Inalahan (2 Bedroom)				\$58,000.00
6.	129 A Chalan, Chalan Atdao, Inalahan (2 Bedroom)				\$42,500.00
7.	130 A Chalan, Chalan Atdao, Inalahan (5 Bedroom)				\$63,000.00
	Total:				\$395,000.00

	Base Bid 3-AMP 4				
1.	13 JP Mali, Dededo (4 Bedroom)				\$42,000.00
2.	27 JP (5 Bedroom)				\$59,000.00
3.	32 JP (3Bedroom)				\$49,000.00
4.	2 RDA8, Kayad, Dededo (5 Bedroom)				\$60,000.00
5.	10 RDA8 (4 Bedroom)				\$56,000.00
6.	19 RDA8 & 30B Calle Paquito, Toto \$49,000 x 2 =				\$98,000.00
7.	7B, 15A, & 14A Calle Damian, Toto- \$57,500.00 x 3 units				\$172,500.00
8.	25B Calle Damian (5 Bedroom)				\$32,500.00
	Total:				\$569,000.00
	Total Costs:				\$1,394,400.00

Guam Evergreen Construction Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1. – AMP 1				
1.	No Bid				\$0.00
	Total:				\$0.00

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 2. – AMP 2.				
1.	9 SR Eucharita, Yona (3 Bedroom)				\$60,000.00
2.	11 JT Quichocho, Yona (3 Bedroom)				\$60,000.00
3.	17 JE Violet, Yona (3 Bedroom)				\$60,000.00
4.	111 A. Chalan Atdao, Inalahan (2 Bedroom)				\$70,000.00
5.	111 B Chalan Atdao, Inalahan (2 Bedroom)				\$70,000.00
6.	129 A Chalan Atdao Inalahan (2 Bedroom)				\$60,500.00
7.	130 A Chalan Atdao Inalahan (5 Bedroom)				\$65,000.00
	Total:				\$445,500.00

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 3. – AMP 4.				
1.	13 JP Mali, Dededo (4 Bedroom)				\$45,000.00
2.	27 JP Mali, Dededo (5 Bedroom)				\$52,000.00
3.	32 JP Mali, Dededo (3 Bedroom)				\$42,000.00
4.	2 RDA8, Kayan, Dededo (5 Bedroom)				\$53,000.00
5.	10 RDA8, Kayan, Dededo (4 Bedroom)				\$53,000.00
6.	19, RDA8, Kayan, Dededo (3 Bedroom)				\$42,000.00
7.	30 B Calle Damian, Toto (4 Bedroom)				\$50,000.00
8.	7 B Calle Damian, Toto (4 Bedroom)				\$50,000.00

9.	15 A Calle Damian (4 Bedroom)				\$47,000.00
10.	14 A Calle Damian (4 Bedroom)				\$47,000.00
11.	25 B. Calle Damian (5 Bedroom)				\$60,000.00
	Total:				\$541,000.00
	Total Costs:				\$986,500.00

Genesis-Tech Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1. – AMP 1.				
1.	Mobilization & General Conditions	1	Lot		\$42,875.00
2.	Demolition & Disposal	1	Lot		\$67,375.00
3.	Interior Renovations	1	Lot		\$159,250.00
4.	Structural & Roof Repairs	1	Lot		\$79,625.00
5.	Exterior Works	1	Lot		\$122,500.00
6.	Plumbing Works	1	Lot		\$36,750.00
7.	Electrical & Mechanical Works	1	Lot		\$61,250.00
8.	Final Painting, Cleaning & Closeout	1	Lot		\$42,875.00
	Total:				\$612,500.00

Item #	Item Description	Estimated	Unit	Unit Bid Price
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		Quantity	Measure	Price	
	Base Bid 2. – AMP 2.				
1.	Mobilization & General Conditions	1	Lot		\$40,838.00
2.	Demolition & Disposal	1	Lot		\$64,174.00
3.	Interior Renovations	1	Lot		\$151,684.00
4.	Structural & Roof Repairs	1	Lot		\$75,842.00
5.	Exterior Works	1	Lot		\$116,680.00
6.	Plumbing Works	1	Lot		\$35,004.00
7.	Electrical & Mechanical Works	1	Lot		\$58,340.00
8.	Final Painting, Cleaning & Closeout	1	Lot		\$40,838.00
	Total:				\$583,400.00

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 3. – AMP 4.				
1.	Mobilization & General Conditions	1	Lot		\$52,532.20
2.	Demolition & Disposal	1	Lot		\$82,550.60
3.	Interior Renovations	1	Lot		\$195,119.60
4.	Structural & Roof Repairs	1	Lot		\$97,559.80
5.	Exterior Works	1	Lot		\$150,092.00
6.	Plumbing Works	1	Lot		\$45,027.60
7.	Electrical & Mechanical Works	1	Lot		\$75,046.00
8.	Final Painting, Cleaning & Closeout	1	Lot		\$52,532.20

	Total:				\$750,460.00
	Total Costs:				\$1,946,360.00

Canton Construction Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Base Bid 1. – AMP 1	8		\$67,450.00	\$539,600.00
2.	Base Bid 2. – AMP 2	7		\$64,240.00	\$449,680.00
3.	Base Bid 3.- AMP 4	11		\$89,900.00	\$988,900.00
	Total Costs:				\$1,978,180.00

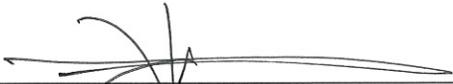
IAN Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Base Bid 1. – AMP 1	1	Lot		\$904,917.93
2.	Base Bid 2. – AMP 2	1	Lot		\$776,420.88
3.	Base Bid 3.- AMP 4	1	Lot		\$1,535,984.67
	Total Costs:				\$3,217,323.48

The Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

In review of the bid results, O.H. Construction and Guam Evergreen Construction provided the lowest, responsive and responsible bid. After further evaluation, the committee members determined to award O.H Construction in the amount of \$825,400.00 for Bid Items 1 and 2, and Guam Evergreen Construction in the amount of \$541,000.00 for Bid Item 3. The following project timeline: for bid items 1, 2, and 3 is 240 consecutive calendar days at the cost of \$1,366,400.00 with no option periods.

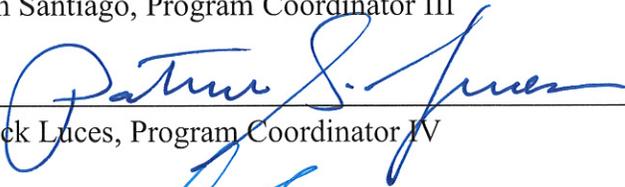
Concurred and accepted by the committee members:



Michael S. Racuyal, Engineer III



Ervin Santiago, Program Coordinator III



Patrick Luces, Program Coordinator IV



Brencis Briones, Buyer II