

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Board of Commissioners Meeting
Friday, January 14, 2022 at 12:00 PM.**

This meeting is open to the public via Zoom.

Topic: GHURA BOC Mtg. January 14, 2022

Time: Jan 14, 2022 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/82538880446>

Meeting ID: 825 3888 0446

AGENDA:

- I. ROLL CALL**
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS**
- III. APPROVAL OF PREVIOUS BOARD MINUTES – December 10, 2021 and December 27, 2021**
- IV. NEW BUSINESS**
 - 1. Resolution No. FY2022-007; Resolution commending Ms. Barbara J. Quinata, Housing Specialist, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA).**
 - 2. Notice of Intent to Award for IFB#GHURA-11-16-2021; Renovation of Eight Public Housing Units**
 - 3. Change Order for RFQ#10-25-2018-CDBG; Additional design services to the EM Chen Design Services Contract for the Sinajana Arts Center**
- V. CORRESPONDENCE AND REPORTS**
 - 1. A/E Manager's Update**
- VI. GENERAL DISCUSSION/ANNOUNCEMENTS**
 - 1. Next proposed scheduled Board Meeting – Friday, February 11, 2022 @ 12:00 P.M.**
- 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 Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.

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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., January 14, 2022
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, January 7, 2022

2nd Printing – Wednesday, January 12, 2022

III. APPROVAL OF PREVIOUS BOARD MINUTES – December 10, 2021

December 27, 2021

PAGE (S)

IV. NEW BUSINESS

- | | |
|--|---------------|
| 1. Resolution No. FY2022-007 | 1 |
| Resolution commending Ms. Barbara J. Quinata, Housing Specialist,
for her dedication and contributions to the Guam Housing and
Urban Renewal Authority (GHURA) | |
| 2. Notice of Intent to Award | 2 - 6 |
| IFB#GHURA-11-16-2021; Renovation of Eight Public Housing Units | |
| 3. Change Order | 7 - 26 |
| RFQ#10-25-2018-CDBG; Additional design services to the EM Chen
Design Services Contract for the Sinajana Arts Center | |

V. CORRESPONDENCE AND REPORTS

1. A/E Manager's Update

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

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

VII. ADJOURNMENT

Uproar after president's blunt words for unvaccinated French

PARIS (Reuters) — The government on Wednesday defended President Emmanuel Macron's use of coarse language in a stepped-up campaign against France's unvaccinated, after his words drew condemnation from the opposition and mixed reactions from voters.

Macron said he wanted to "pi-- off" unvaccinated people by making their lives so complicated they would end up getting jabbed. He was speaking in an interview with Le Parisien newspaper in which he also called unvaccinated

people irresponsible and unworthy of being considered citizens.

"A president cannot say such things," Christian Jacob, chair of the conservative Les Republicains party, told parliament as it discussed a bill to make it mandatory for people to show proof of vaccination to enter many enclosed public spaces.

But spokesman Gabriel Attal said that, amid a "supersonic" rise in COVID-19 cases, the government stood by Macron's comments.

"Who is pi--ing off who today?" Attal

said, quoting health workers struggling to cope or businesses hurt by the pandemic. "It's those who refuse the vaccine."

People who got the jab are "exasperated" with the unvaccinated, Prime Minister Jean Castex said.

With a presidential election due in April in which he is expected to run, Macron may have calculated that enough people are now vaccinated — and upset with remaining anti-vaxxers — for his comment to go

down well with voters.

In a country where more than 124,000 people have died of COVID-19, his words resonated with some.

"He's right," said 89-year-old Paris pensioner Jean, who has had his COVID-19 booster and a flu shot too. "Those who are against the vaccine should understand the dangers, and they should get vaccinated."

But others agreed with lawmaker Jacob that Macron's use of the slang term "emmerder" — from "merde" (sh--) — was unacceptable.

"That shows an aggressive side, it's a bad word, it's not very clever of him," said 25-year old sales representative Maya Belhassen.

"That's not a good comment from a president," added newspaper seller Pascal Delord.

Taiwan air force stages drill to intercept Chinese planes

By Fabian Hamacher
and Ann Wang
Reuters

CHIAYI, Taiwan — Taiwan air force jets screamed into the sky Wednesday in a drill simulating a war scenario, showing its combat readiness amid heightened military tensions with China, which claims the island as its own.

Before takeoff, flight crews at a base in the southern city of Chiayi — home to U.S.-made F-16 fighter jets that are frequently scrambled to intercept Chinese warplanes — rushed to ready aircraft as an alarm sounded.

The exercises were part of a three-day drill to show Taiwan's

battle readiness ahead of the Lunar New Year holiday at the end of this month.

Tensions across the sensitive Taiwan Strait have been rising in the past few years, with Taiwan complaining of repeated missions by China's air force near the democratic island.

Chinese military aircraft frequently fly into the southwestern part of its air defense identification zone, airspace around the island that Taiwan monitors and patrols.

"With the very high frequency of communist planes entering our ADIZ, pilots from our wing are very experienced and have dealt with almost all types of their aircraft," Maj. Yen

Hsiang-sheng told reporters, recalling a mission in which he was dispatched to intercept Chinese J-16 fighters late last year.

China has not ruled out using force to bring Taiwan under its control.

Taiwan has termed China's activities as "grey zone" warfare, designed to both wear out Taiwan's forces by making them repeatedly scramble, and also to test its responses.

In a new year message for China last week, Taiwan President Tsai Ing-wen said military conflict is not the answer. Beijing responded with a stern warning that if Taiwan crossed any red line it would lead to "profound catastrophe."



FIGHTER JET: Fighter pilot Yen Hsiang-sheng sits inside an F-16V fighter jet during an annual New Year's drill in Chiayi, Taiwan, on Wednesday. Ann Wang/Reuters

Guam Solid Waste Authority

Board of Directors Regular Meeting
Friday, January 14, 2022 – 1:00 PM (ChST)

Join Zoom Meeting:

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhcWFrc1ZYz09>

Meeting ID: 914 040 8814 Passcode: 777546

AGENDA

Friday, Jan 14, 2022, 1pm via video conference

- I. Call to order
- II. Roll Call
- III. Approval of Minutes
- IV. Reports
 - a. Management reports
 - i. Operational Update
 - b. Committee reports
 - i. Zero Waste Round Table/ Revolving Recycling fund subsidy
 - V. Unfinished Business
 - a. Island Wide Trash Collection Initiative
 - b. Ordot Post Closure update
 - c. Layon Cells 1 and 2 Closure, feasibility study
 - d. Independent Accounting System
 - VI. New Business
 - a. Rate Case with the PUC
 - VII. Executive Session
 - VIII. Open Discussion
 - IX. Public Forum
 - X. Next meeting
 - XI. Adjourn

Access live stream of the meeting on GSWA website: <https://www.guamsolidwasteauthority.com/>

For more information, please contact GSWA Chief of Administration, Alicia Fejeran, at Alicia.Fejeran@gswa.guam.gov or 671-646-3111. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 671-475-8339.

This advertisement was paid for by GSWA.



Lourdes A. Leon Guerrero
Governor of Guam

GHURA

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



Joshua F. Tenorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
Friday, January 14, 2022 at 12:00 PM.
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NKorea conducts 2nd suspected missile test in less than a week

SEOUL/TOKYO (Reuters) — North Korea fired what was believed to be a ballistic missile Tuesday, South Korea's military and the Japanese coast guard said, the second apparent missile launch in less than a week after the reclusive state's leader urged more military advances.

The suspected ballistic missile launch was detected around 7:27 a.m. from an inland area of North Korea toward the ocean off its east coast, South Korea's Joint Chiefs of Staff said in a statement.

The projectile appeared to have landed outside of Japan's exclusive economic zone, the Kyodo news agency reported, citing government sources in Tokyo.

"That North Korea continues to launch missiles is extremely regrettable,"

Japanese Prime Minister Fumio Kishida told reporters, noting the United Nations had just finished holding discussions on how to respond to last week's launch of what North Korea claimed was a "hypersonic missile."

The launches by nuclear-armed North Korea underscored leader Kim Jong Un's New Year's vow to bolster the military to counter an unstable international situation amid stalled talks with South Korea and the United States.

"The (South Korean) military is maintaining a readiness posture while closely monitoring related trends under close cooperation between (South Korea) and the U.S. in preparation for additional launches," the JCS statement said.

South Korean and U.S. intelligence agencies are conducting detailed



FLAG: A North Korea flag flutters next to concertina wire at the North Korean embassy in Kuala Lumpur, Malaysia, on March 9, 2017. Edgar Su/Reuters

analysis for additional information, it added.

Among other goals, North Korea is attempting to use repeated tests to normalize its missile capabilities, portraying itself as a country engaged in incremental improvements for

self-defense, said Leif-Eric Easley, a professor of international studies at Seoul's Ewha University.

"At the same time, Pyongyang is challenging international sanctions, testing what it can get away with while the United Nations Security Council remains divided," he said.

'Significant threat'

Tuesday's apparent launch came a day after the United States mission to the United Nations, joined by France, Ireland, Japan, the United Kingdom and Albania, issued a joint statement condemning last week's test.

"These actions increase the risk of miscalculation and escalation and pose a significant threat to regional stability," U.S. Ambassador Linda Thomas-Greenfield said in the statement Monday. Such tests not only improve the North's capabilities, but expands what it can offer illicit arms clients and dealers around the world, she added.

"(North Korea) makes these military investments at the expense of the well-being of the North Korean people," she said.

US policymaker: Pacific may be most likely to see 'strategic surprise'

WASHINGTON (Reuters) — The Pacific may well be the part of the world most likely to see "strategic surprise," the U.S. Indo-Pacific coordinator Kurt Campbell said Monday, in comments apparently referring to possible Chinese ambitions to establish Pacific-island bases.



Kurt Campbell

Campbell told Washington's Center for Strategic and International Studies the United States has "enormous moral, strategic, historical interests" in the Pacific, but had not done enough to assist the region, unlike countries such as Australia and New Zealand.

"If you look and if you ask me, where are the places where we are most likely to see certain kinds of strategic surprise — basing or certain kinds of agreements

or arrangements — it may well be in the Pacific," he told an Australia-focused panel.

Campbell called it the issue he was "most concerned about over the next year or two," adding: "We have a very short amount of time, working with partners like Australia, like New Zealand, like Japan, like France,

who have an interest in the Pacific, to step up our game across the board."

Campbell did not elaborate on his basing reference, but lawmakers from the Pacific island republic of Kiribati told Reuters last year China has drawn up plans to upgrade an airstrip and bridge on one of its remote islands about 3,000 km (1,860 miles) southwest of the U.S. state of Hawaii.

Construction on the tiny island of

Kanton would offer China a foothold deep in territory that had been firmly aligned to the United States and its allies since World War II.

Kiribati said in May the China-backed plans were a non-military project designed to improve transport links and bolster tourism.


Campbell said ways the United States and its allies needed to do more in the Pacific included in countering COVID-19, over the issue of fishing, and in investment in clean energy.

Campbell followed up on remarks he made last week that Washing-


ton needed to "step up its game" on economic engagement in Asia.

He said Australia had privately urged the United States to understand that as part of its strategic approach, it needed "a comprehensive, engaged, optimistic, commercial and trade role."

Campbell has touted the so-called AUKUS pact, under which the United States and Britain have agreed to help Australia acquire nuclear submarines — as well as summits between the United States, Australia, India and Japan — as evidence that U.S. partnerships are causing China "heartburn."



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Loureses A. Leon Guerrero
Governor of Guam
Joshua F. Tenorio
Lieutenant Governor

The Port Authority of Guam Board of Directors will hold its Regular meeting on **Thursday, January 20, 2022 at 3:00 p.m.** Meeting will be held virtually. To view, visit: <http://www.portguam.com/live> or <https://www.facebook.com/portauthorityofguam/>.

Agenda: I. Call to Order; II. Election of Officers; III. Approval of Minutes December 23, 2021; IV. Public Comments; V. General Managers Report; VI. Old Business; VII. New Business: 1. IFB-PAG-022-002 Ultra Sulfur Low Diesel, 2. Resolution No. 2022-01 Relative to adopting the recommendations made by the Office of Public Accountability (OPA) in its performance audits (OPA Report No. 21-03 and OPA Report No. 21-09), specifically the ratification of back wages provided for seven (7) recently reinstated Port employees, as recommended by the OPA, and ratifying such action specifying legal remedies; i.e. compensation of the total back wages, interest, and legal fees and costs, and to further providing herein a structure establishing uniformity and consistency in how Port management will prospectively address these personnel matters, 3. Resolution No. 2022-02 Relative to the approval of Cementon Micronesia, LLC's request to pledge its leasehold interest in Parcel 3-1, 4. Performance Evaluation of General Manager and Deputy General Managers; VIII. Adjournment.

For any assistance/access or individuals with disabilities who may need special accommodations, please contact Margret Duenas at 671-477-5931, ext. 302/303 or mduenas@portofguam.com.

This ad paid for by PAG



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Website: www.ghura.org



Equal Housing Opportunity
Joshua F. Tenorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., January 14, 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 **12:00 P.M., Friday, January 14, 2022** at the GHURA Sinajana Main Office, 1st floor Conference room, by Acting Chairwoman Guzman. She indicated that **4** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<p>PRESENT: (VIA ZOOM VIDEO CONFERENCE) Monica Guzman, Acting Chairwoman Frank Ishizaki, Commissioner Anisia Delia, Commissioner Karl Corpus, Resident Commissioner</p> <p>ABSENT:</p> <p>LEGAL COUNSEL: Anthony Perez,</p>	<p>MANAGEMENT & STAFF: Ray Topasna, Executive Director Elizabeth Napoli, Deputy Director Sonny Perez, A/E Manager Camarin Cabral, A/E Staff Bill Ericksen, MIS Staff Kimberly Bersamin, HR Administrator Norma San Nicolas, S8 Administrator Betty Bamba, S8 Supervisor Rosie Francisco, S8 Supervisor Barbara Quinata, S8 Staff</p> <p>PUBLIC: (VIA ZOOM VIDEO CONFERENCE) Dr. John Rivera</p>
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II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, January 7, 2022

2nd Printing – Wednesday, January 12, 2022

ACKNOWLEDGED. The updated announcement's second printing was sent to the board at the beginning of the January 14, 2022 meeting.

III. APPROVAL OF PREVIOUS BOARD MINUTES

[001/22] Commissioner Delia motioned to approve the meeting minutes of December 10, 2021 and December 27, 2021, as corrected. The motion was seconded by Commissioner Corpus. With no objections by the other board members, the motion was approved.

IV. NEW BUSINESS

1. [002/22] Resolution No. FY2022-007; Resolution commending Ms. Barbara J. Quinata, Housing Specialist, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)

Director Topasna stated the following:

- This resolution is to commend Ms. Barbara Quinata for her dedication and contribution to the Guam Housing & Urban Renewal Authority.
- January 15, 1997, Ms. Barbara Quinata began her career as an Administrative Aide.
- March 31, 1997, Ms. Quinata was selected to serve in the classified service as an Interviewer Clerk.
- July 30, 2001, Ms. Quinata was promoted to Housing Specialist with the Section 8 Division.
- Ms. Quinata has dedicated over 24 years and 11 months of service in support of the mission and goals of the Authority.
- Ms. Quinata had effectively and efficiently executed her official duties and responsibilities at the authority.
- Resolved that the Acting Chairwoman of the GHURA BOC shall certify and Executive Director shall attest the adoption of Resolution No. FY2022-007 and thereafter presented to Ms. Barbara J. Quinata.
- A copy of Resolution No. FY2022-007 shall be placed in Ms. Quinata's official Personnel file and also provided to the Governor of Guam.
 - An award was also presented to Ms. Barbara Quinata in Recognition of distinguished Service contribution and dedication to the Guam Housing and Urban Renewal Authority on December 31, 2021 from the GHURA Board of Commissioners and Executive Management.
 - Ms. Quinata accepted her award and thanked the GHURA BOC and Executive Management team.

[003/22] Acting Chair Guzman motioned to approve Resolution FY2022-007 commending Ms. Barbara J. Quinata for her dedication and contributions to GHURA. Commissioner Delia seconded the motion.

Commissioner Ishizaki inquired about a possible typographical error on Ms. Quinata's position title. Director Topasna stated that Ms. Quinata's position title of Interviewer Clerk was written correctly. There were no further discussions.

There were no objections by the other board members. The motioned was approved.

2. [004/22] Notice of Intent to Award; IFB#GHURA-11-16-2021; Renovation of Eight Public Housing Units

Director Topasna stated the following:

- The Notice of Intent of Award for the renovation of (8) Public Housing Units.
- (6) contractors purchased Bid Specifications, (4) submitted bids: Genesis Tech Corp., Surface Solutions, OH Construction, and Asia Pacific International.
- Base Bid #1 is to renovate (3) units in AMP1: (2) in Sinajana and (1) in Asan
- Base bid #2 is to renovate a (5) units in AMP3: (3) units in Agat, (1) in Umatac, (1) in Malesso.
- The modernization of the units will include:
 1. Electrical upgrades
 2. Replacement of kitchen cabinets
 3. Replacing floor tiles
 4. Interior painting
 5. Replacing interior and exterior doors
 6. Replacement of existing water lines
- Based on the staff's review and determination, GHURA is requesting approval to issue contracts to Surface Solutions for Base Bid Item #1 in the amount of \$80,160 and to Genesis Tech Corporation for Base Bid Item #2 in the amount of \$148,800. Funding for these renovations will be under CAP Funds.
- Bid tabulation documents were included in the board packet.

Acting Chair Guzman indicated that other agencies have had challenges in acquiring bidders and asked if Genesis Tech Corporation has the capacity to take on more work. Director Topasna deferred Acting Chair Guzman's question to Mr. Sonny Perez.

Mr. Perez stated that before contractors are allowed to begin construction, his A/E team does a preliminary manpower assessment to make sure that the company can handle the additional work. He added that for the most part, most construction companies have the required manpower. He stated that Surface Solutions is a new military contractor and has done work inside the fence so they also have the required manpower. Although Surface Solutions is a new contractor with GHURA they should do good work for GHURA, as well.

There were no further questions by the board members.

[005/22] Commissioner Ishizaki motioned to approve the Award-IFB#GHURA-11-16-2021 for AMPS 1,2, &3 for Base Bid #1 to Surface Solutions in the amount of \$80,160. For Base Bid #2 to Genesis Tech Corporation in the amount of \$148,800. Commissioner Delia seconded the motion. There were no objections by the other board members. The motioned passed.

3. [006/22] Change Order - RFQ#10-25-2018-CDBG; Additional design services to the EM Chen Design Services Contract for the Sinajana Arts Center

Direction Topasna stated the following:

- This change order is for RFQ#10-25-2018-CDBG.
- The request is for additional engineering design services from EM Chen and Associates for the Community Arts Hall in Sinjana.
- An A/E contract was awarded to EM Chen and Associates to design the Central Community Arts Hall within the Sinajana Community Center structure.
- Contract details are as follows:
 - Existing A/E design services contract in the amount of \$70,000 which was awarded in 6/18/2019.
 - A Construction management contract in the amount of \$54,000 was awarded in 10/11/2019.
 - Mayor Hoffman had engaged the local arts community for insight to better improve the Sinajana Arts facility.
 - On June 24, 2021, GHURA received Mayor Hoffman's letter of request for improvements and changes with the air conditioners, HEPA filter, UV lighting, sanitizers, air quality purifiers, the extension and expansion of walkways to accommodate social distancing and changing the floor surfaces to accommodate for cleaning and sanitization. These requests were the basis for the design proposal.
 - Mayor Hoffman's request was presented to the GHURA board on July 9.
 - EM Chen and associates is the designer of record. GHURA's A/E section has determined the design proposal to be acceptable.
- Director Topasna recommended that the board approve the additional design services proposal from EM Chen & Associates in the amount of \$33,495, which was negotiated on 11/15/2021.

Commissioner Ishizaki inquired about whether the changes would create a healthier environment, in light of COVID concerns. Mr. Sonny Perez stated that the original design was prepared in 2019, pre-COVID. Mayor Hofmann's requests are based on the arts community's input, which includes items that would protect against COVID.

Commissioner Delia inquired about whether the change order was in addition to the contract already in place. Mr. Sonny Perez confirmed this and added that he received the proposal in July, but had to review and negotiate with the architect to ensure that the requests made by Mayor Hofmann were understood. He apologized for the delay of the Change Order and stated that the team will move quicker in the future.

Acting Chair Guzman asked if the request was for \$33,495 and if the amount was enough. Mr. Sonny Perez confirmed this. Acting Chair Guzman stated that she was pleased that Mayor Hofmann was proactive in engaging the community in making recommendations in consideration of the pandemic. She asked that Mr. Sonny Perez share her sentiments with Mayor Hofmann.

There were no further discussions.

[007/22] Commissioner Delia motioned to approve the additional engineering design services from EM Chen & Associates for the Central Community Arts Hall in Sinajana in the amount of \$33,495. The motion was seconded by Commissioner Corpus. There were no objections by the other board members. The motion was passed.

Acting Chair Guzman thanked Mr. Sonny Perez for his due diligence.

V. CORRESPONDENCE AND REPORTS

1. [008/22] A/E Manager's Update

Mr. Sonny Perez stated the following:

- Dr. John Rivera indicated to Mr. Perez that an error in the estimates for the mod project that was awarded required correction and revision.
- Mr. Perez acknowledged the error and stated that correction and revision will be made.
- A/E project updates may be found on the A/E link located on the GHURA website.
- The A/E dashboard includes progress of the GHURA projects:
 - **Large Projects:**
 - 1. Community Arts Hall (Sinajana)-**
 - a. Request to extend completion date to June 2022 due to labor complications and shortages.
 - b. Project completion extension request presented to GHURA board in the February.
 - c. Mega United's change order is a result of Mayor Hofmann's request
 - Change D8 to double doors
 - Extend covered walkway from mayor's office side to the Senior center side/ from theater to gymnasium
 - 2. Umatac Baseball Field-**
 - a. Substantial Completion expected in January 31, 2022, weather permitting.
 - b. Contract amendment extending the project completion date will be presented in the February BOC meeting.
 - c. Infratech informed that they are in danger of having their performance bond pulled should they not meet the completion date.
 - 3. Residential Women's Treatment Center-**
 - a. Incoming change order as a result of material and labor costs increase, approximately \$185K to \$200K.
 - b. Total cost of contract is \$2.2M
 - 4. H2 Labor and the NDAA-**
 - a. National Defense Authorization Act (NDAA)
 - b. Outside the Fence projects w/ H2 Labor:
 - Tsubaki Tower
 - Mangilao Solar Farm

- 10-Unit Town Homes in Tamuning
- c. GHURA projects may qualify in the categories of infrastructure and housing impacted by the military build-up.
- d. Acquire DOD approval for GHURA qualified projects: infrastructure or housing impacted by build-up.- send request to DOL, DOL will request DOD approval.
- e. Upon DOD approval, GHURA can advertise the approved projects as H2 Labor qualified. Winning contractor will apply for H2 labor.

Acting Chair Guzman thanked Mr. Perez for targeting the Sinajana Fire Station as the pilot project for the NDAA designation. She inquired about whether Mega United was a MAC contractor. Mr. Perez indicated that there were (2) contractors that were able to bring in H2 workers, they are Mega United and Inland Builders. They had prepared and submitted paperwork to DOL. From DOL, it went to the Admiral and then to USCIS.

Acting Chair asked Mr. Perez if he felt this was something GHURA should pursue, especially with the Sinajana Fire Station project. Mr. Perez confirmed this and stated that for (2) reasons. One reason is that it is a 100% federally funded project and the second reason is that it helps with construction costs. With the designation for GHURA, it will pave the way for other projects to gain the same designation and positive reputation.

There were no further discussions.

5. Section 3 Final Rule, 24 CFR 75- presented by Camarin Cabral:

- a. **Purpose**-to create sustained employment and other opportunities, assist contractors in understanding their obligations, and documentation of our efforts to be compliant.
- b. **Requirements**- Section 3 regulations ensure employment and other economic opportunities generated by HUD financial assistance, such as Public Housing or CDBG assistance for the contracting side.
- c. **Applicability**- For PH assistance, all funding is covered regardless of the size of the contract or expenditure amount. This includes operating funds, capital funds, and all mixed-finance development. For housing and community development financial assistance, the plan applies to housing rehab., housing construction, and other public construction projects that exceed \$200,000 or more.
- d. **Difference between the Old rule and the Final rule? HUD changed the rule because contractors were discovering loop holes in the rule, such as hiring workers to work minimal hours a week or work seasonal hours.**
 - Old rule, counted hires
 - Final rule, counts labor hours
- e. **Benchmark/Numerical goals for contractors (2 ways):**
 1. 25% of labor hours to be paid out for targeted Section 3 workers. 5% of total labor hours is to be paid out for targeted Section 3 workers. The workers income for the previous calendar year is below the income established by HUD.
 2. **Business concern**- at least 51% of the business is owned and controlled by low to very low-income persons, **or** at least 51% of the business is owned and controlled by current public housing

residents who currently live in Section 8-assisted housing, **or** over 75% of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers.

3. **Best Qualitative Efforts-** Engaging in outreach efforts to generate job applicants who are Targeted Section 3 Workers, notifying GHURA S3 coordinator, posting job openings at the job site, HUD Opportunity Portal, social media pages, contacting Resident Advisory Councils, and other platforms, Contacting agencies administering Labor YouthBuild programs and requesting their assistance, consulting with state and local agencies administering training programs.
4. **Efforts to Comply-** Contractor must submit Contractor Certification stating its efforts to fully comply with Employment and training provisions of Section 3 Provisions of 24 CFR 75. A Self-Certification Form must also be submitted to GHURA. Online a HUD Opportunity Portal can also be found.
5. **Reporting Compliance-** requires a monthly report by contractors.

Acting Chair Guzman thanked Camarin for her presentation and suggested looking into coordination with GCA Trades Academy.

Commissioner Delia requested that Ms. Cabral share her Powerpoint presentation with the board.

Acting Chair Guzman asked Ms. Cabral if she was assigned the Section 3 Coordinator position. Ms. Cabral stated that she would love to be. Deputy Director Napoli added that although Section 3 is not a part of GHURA's audit, it is an area that is monitored by the auditors.

There were no further discussions.

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

[009/22] Acting Chair Guzman inquired about how GHURA's staff has fared with COVID. Director Topasna stated that GHURA has fared well and deferred to Deputy Napoli to speak about GHURA's vaccination rate.


Deputy Director Napoli stated that out of 110 employees, (9) are unvaccinated. Acting Chair Guzman asked if the (9) unvaccinated employees were doing their weekly testing. Deputy Director Napoli confirmed this and added that Mrs. Bersamin was doing well at making certain that the (9) employees are complying.

1. **[010/22] Next proposed scheduled Board Meeting: Friday, February 11th, 2022 @ 12:00 p.m. - There were no objections by the board members.**

VII. ADJOURNMENT

[011/22] Acting Chair Guzman motioned to adjourn the meeting. Commissioner Delia seconded the motion. There were no objections by the other board members. Motion was passed and meeting was adjourned at 1:20 p.m..

SEAL



ELIZABETH F. NAPOLI

Board Secretary / Acting Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2022-007**

MOVED BY: MONICA O. GUZMAN SECONDED BY: ANISIA S. DELIA

RESOLUTION COMMENDING MS. BARBARA J. QUINATA, HOUSING SPECIALIST, FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

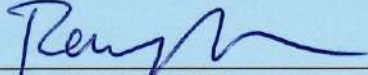
- WHEREAS,** prior to joining the GHURA team, Ms. Barbara J. Quinata had prior service with the Guam Legislature; and
- WHEREAS,** on January 15, 1997, Ms. Barbara J. Quinata began her GHURA career in the temporary service as an Administrative Aide with the Section 8 Division, and
- WHEREAS,** two months later on March 31, 1997, Ms. Quinata was selected to serve in the classified service as an Interviewer Clerk; and
- WHEREAS,** Ms. Quinata was subsequently promoted to Housing Specialist with the Section 8 Division on July 30, 2001;
- WHEREAS,** Ms. Quinata dedicated over 24 years and 11 months of service in support of the mission and goals of the Authority; and
- WHEREAS,** her efforts toward effectively and efficiently executing her official duties and responsibilities had a direct and positive impact towards ensuring that housing vouchers for the Section 8 program were provided to the Authority's clients; and
- WHEREAS,** the Board of Commissioners extends its recognition and gratitude to Ms. Barbara J. Quinata, commending her on her retirement from the Authority, and best wishes on her future endeavors; now, therefore be it
- RESOLVED,** that the Chairwoman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof Resolution No. FY2022-007, and that thereafter shall be presented to Ms. Barbara J. Quinata, 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 – JANUARY 14, 2022
PASSED BY THE FOLLOWING VOTES:**

AYES: Monica Guzman, Frank Ishizaki, Anisia Delia, Karl Corpus
NAYS: NONE
ABSENT: NONE
ABSTAINED: NONE

(SEAL)

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 **January 14, 2022.**



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: January 4, 2022

SUBJECT: Intent of Award, Renovation of (8) Eight Public Housing Unit's;
IFB #GHURA-11-16-2021-AMPs 1, 3 & 4

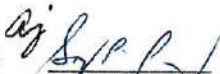
Bid opening for the subject project was held on December 16, 2021 at 2:00pm. There was a total of 6 contractors that purchase a set of bid specification of which 4 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2
1	Genesis Tech Corp.	[x] 15%	\$88,000.00	\$148,800.00
2	Surface Solutions	[x] 15%	\$80,160.00	\$151,540.00
3	O.H. Construction	[x] 15%	\$85,500.00	\$169,000.00
4	Asia-Pacific Int'l	[x] 15%	\$131,260.00	\$193,230.00
Government Estimate			\$84,196.75	\$152,102.50

Base Bid Item #1 is to renovate a total of 3 units; 2 in Sinajana 1 in Asan in AMP1 & AMP4.
Base Bid Item #2 is to renovate the total of 5 units; 3 in Agat, 1 in Umatac and 1 in Merizo at AMP 3.
Modernization of these units include the electrical up-grade, replacement of termite infested Kitchen cabinets, and re-tiling of the floor's complete sewer line replacements, replacement of Kitchen base cabinets, interior painting, exterior and interior door replacements replacement of existing water lines and electrical up-grade. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: Surface Solutions provided the lowest responsive and responsible bid for Base Bid Item #1. Genesis Tech Corp was the lowest responsible bid for Base Bid Item #2.

Based on our staff's review and determination, we are requesting approval to issue contracts to: Surface Solutions for Base Bid 1 in the amount of \$80,160.00 and Genesis Tech Corp for Base Bid 2 in the amount of \$ 148,800.00. Funding is available under CAP Funds.

Prepared: 
AJ Perez, A/E

Reviewed: 
GBalmeo, Procurement

Attachment: Bid Tabulation
Clearance
Gov cost estimate

At the Regular Board Meeting of January 14, 2022, a motion was made by Commissioner Ishizaki and seconded by Commissioner Delia to approve the award for IFB#GHURA-11-16-2021-AMPs 1, 3 & 4 for Base Bid #1 to Surface Solutions in the amount of \$80,160.00 and for Base Bid #2 to Genesis Tech in the amount of \$148,800.00. Without any further discussion and objection, the motion was approved.



Ray S. Topasna, Executive Director

IFB#GHURA-11-16-2021-AMPs 1, 3 & 4
Renovation of 8 Public Housing Units
Proposal due date: December 16, 2021
Proposal due time: 2:00 p.m.

Package No	NAME OF BIDDER	Base Bid Item 1	Base Bid Item 2	Bid Bond	Name of Bonding Co. and name	HUD 5369-A	AG Forms 2,3,4,5 & 7	GHURA Form 008c	GHURA Form 09	GHURA Form 010	GHURA Form 012	Contractor License	Addendum 1	HUD 51000
1	GEOSIS-TECH CORP.	\$88,800.00	\$148,800.00	\$36,000.00	BOG	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	SURFACE SOLUTIONS	\$80,160.00	\$151,540.85	15%	1ST NET INS.	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	D.H. CONSTRUCTION	\$85,500.00	\$169,000.00	15%	1ST NET INS.	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	AGRA-PACIFIC	\$131,260.00	\$193,230.00	\$155,000.00	FHB	✓	✓	✓	✓	✓	✓	✓	✓	✓

ATTESTED BY: *Allyson* 12/16/2021
Allyson 12/16/2021

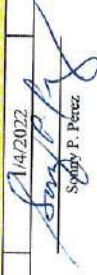
Date: 12/14/2021
Date:

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

To: File
 From: Architect & Engineering Manager
 Subject: Renovation of (8) Eight Public Housing Unit's;
 IFB #GHUURA-11-16-2021-AMPS 1, 3 & 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.

Company Name	Genesis-Tech Corporation	Surface Solutions	O.H. Construction	Asia-Pacific
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	1/4/2022	1/4/2022	1/4/2022	1/4/2022
	1/4/2022	1/4/2022	1/4/2022	1/4/2022
	1/4/2022	1/4/2022	1/4/2022	1/4/2022
	Exp. 06/30/2022	Exp. 09/08/2022	Exp. 06/08/2022	10/3/2022
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board			
U.S. Department of Labor Revenue & Tax EIN/SSN	1/5/2022	1/5/2022	1/5/2022	1/5/2022
OSHA	1/4/2022	1/4/2022	1/4/2022	1/4/2022
SAM Debarred List	1/4/2022	1/4/2022	1/4/2022	1/4/2022


 Sydney P. Perez

IFB# GHURA-11-16-2021-AMP's 1, 3 & 4

ESTIMATED BY
Andrew M. Mangiona, Planner III

DATE PREPARED
11/16/2021

BASIC BID #1

LOCATION	Unit Number	Bedrm.	ENGINEERING ESTIMATE
Amp-1, gh-250, Sinajan	1A Atis	3	\$ 33,732.50
Amp-1, gh-26, Asan	19 MJLG	2	\$ 24,655.00
Amp-4, Gh-250, Toto	9A Calle DAM	4	\$ 42,810.00
	Total		\$ 84,196.75

BASIC BID #2

LOCATION	Unit Number	Bedrm.	Estimate Cost
Amp-3, gh-99, Agat	41 MAO	3	\$ 37,732.50
	84 MAO	2	\$ 28,655.00
Amp-3, gh-82, Agat	A20	1	\$ 18,577.50
Amp-3, gh-83, Umatac	184 JQQ	3	\$ 15,577.50
Amp-3, gh-83, Merizo	134 SD	3	\$ 37,732.50
	Total		\$ 152,102.50

COST ESTIMATE

SHEET 1 OF 1

ACTIVITY AND LOCATION: ISLAND WIDE Ghura-PUBLIC HOUSING	CONSTRUCTION CONTRACT NO. IDENTIFICATION NO.
PROJECT TITLE: Modernization	ESTIMATED BY Andrew M. Mangiona, Planner III
	DATE PREPARED 11/16/2021

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE		TOTAL
	NUMBER	UNIT	UNIT COST	UNIT COST	
Termite treatment	1200	sf	\$0.60	\$	720.00
Interior Painting	2400	sf	1.50	\$	3,600.00
exterior entry & exit doors	2	ea	1,700.00	\$	3,400.00
exterior storage & WH doors	3	ea	1,200.00	\$	3,600.00
Interior bedroom doors	4	ea	750.00	\$	3,000.00
Interior bathroom & hallway doors	3	ea	550.00	\$	1,650.00
screen panels (repair)	4	ea	150.00	\$	600.00
Kitchen up-grade	1	ea	4,800.00	\$	4,800.00
remove old tiles & dispose	1200	sf	1.20	\$	1,440.00
install vinyl floor tiles	1200	sf	2.75	\$	3,300.00
bathroom up-grade	1	ls	1,600.00	\$	1,600.00
lighting fixtures	12	ea	125.00	\$	1,500.00
Change out medicine cabinet	2	ea	125.00	\$	250.00
New range hood	1	ea	120.00	\$	120.00
smoke detector	5	ea	220.00	\$	1,100.00
replace light switch & outlets	12	ea	65.00	\$	780.00
misc.	1	ls	3,000.00	\$	3,000.00
exterior works	1	ls	1,200.00	\$	1,200.00
General cleaning-in & out	1	ls	650.00	\$	650.00
total				\$	36,310.00
Up-grade-electrical panel box	1	ls	6,500.00	\$	6,500.00
Sewer replacement	1	ls	10,500.00	\$	10,500.00
				\$	9,077.50

UNIT COST BASED ON LATEST COMPLETED
(2020 & 2021) MOD PROJECTS

Estimate cost per
Bedroom Size
\$ 9,077.50

**Guam Housing and Urban Renewal Authority
Memorandum**

Date: January 7, 2022
To: Board of Commissioners
From: Executive Director 
Subject: Request for Additional Engineering Design Services from EM Chen and Associates
Central Community Arts Hall in Sinajana

Background

An architectural / engineering (A/E) services contract was awarded to EM Chen and Associates to design the Central Community Arts Hall within the existing Sinajana Community Center structure. Contract details are as follows:

<u>Contract Type</u>	<u>Amount</u>	<u>Award Date</u>
A/E Design Services	\$70,000	6/18/19
Construction Management	\$54,000	10/11/19

Analysis

Sinajana's Mayor Hoffmann engaged the local arts community for their insights to better improve the upcoming Sinajana Arts facility. A June 24, 2021, letter was transmitted to GHURA Director Topasna's attention. Mayor Hoffmann's request contained work for "improvement / changes with the air conditioners, HEPA filters/UV light sanitizers, air quality purifiers, extending / expanding walkways to better accommodate social distancing, and changing floor surfaces to make it easier to clean and sanitize". The Mayor's request was presented to the BOC on July 9, 2021 awaiting the design proposal and its final costs.

Recommendation

EM Chen and Associates is the designer of record for the Central Community Arts Hall. Mayor Hoffmann's request is the basis for the design proposal and the proposal is determined acceptable. I recommend approving the additional design services proposal from EM Chen for \$33,495, which was negotiated on 11/15/21.

At the Regular Board Meeting of January 14, 2022, a motion was made by Commissioner Delia and seconded by Resident Commissioner Corpus to approve the Additional Engineering Design Services from EM Chen and Associates for the Central Community Arts Hall in Sinajana in the amount of \$33,495.00. Without any further discussion and objection, the motion was approved.

Robert R.D.C. Hofmann
Mayor

Rudy D. Iriarte
Vice Mayor



Municipality of Sinajana
Mayors' Council of Guam

Konsehelon Mahot Guahan

P. O. Box 786 Hagåtña, Guam 96932

Phone 671-472-6707 | 671-477-3323

Fax 671-472-5084

sinajanamayorsoffice@gmail.com

www.sinajana.org

June 24, 2021

Mr. Ray S. Topasna
Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida Avenue
Sinajana, Guam 96910

Dear Director Topasna:

Buenas yan Hafa Adai! First off, we want to thank you for your leadership, vision and flexibility to work with us and dozens of artisans, musicians, content creators and creative minds, who in the past few weeks have given us wonderful recommendations to improve the Central Community Arts Hall. As the project is ongoing, we provided them an opportunity to walk through and see the construction progress and they raised very valid points and concerns which we hope we can work together to resolve. These strategic change orders to the plans will undoubtedly provide for a greater producer and consumer experience. We have gone this far in this project/construction and we value the opinions of the professionals and industry and know the Guam Housing and Urban Renewal Authority does as well. (*see attachment*)

Every great community has a main venue which becomes the center or the heart and spirit of a community. The Central Arts Community Hall will provide that central venue for individuals to express artistic, civic and educational abilities. It will provide quality entertainment through theatrical productions, music, shows, presentations, film, and spoken word. It is an opportunity to promote literacy and will provide an enjoyable experience for the family.

The COVID-19 pandemic caused a sudden and substantial impact on the arts and cultural heritage sector. Performing Arts, the Guam Museum, Music, Literary Publishing, Libraries, and Movies have been closed for most of the past year. The loss of "gig" employment to many has and continues to be substantial. The global health crisis and the uncertainty resulting from it has profoundly affected organization and individual operations for both employed and independent artists across the sector. Arts and cultural organizations attempted to uphold their (*often publicly funded*) mission to provide access to cultural heritage to the community, maintain the safety of their employees, collections, and the public, while reacting to the unexpected change in their business model with an unknown end.

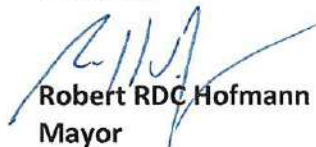
We foresee that many venues that have been hosts to the Arts will either be closed permanently and/or relocated. This Arts Hall will provide much needed relief since the operational costs will be low and allow for artists and entertainers to rebuild their financial house all the while being able to showcase their works. Most cultural institutions across the world were indefinitely closed (*or at least with their services radically curtailed*). In-person exhibitions, events, and performances were cancelled or postponed. In response, there were intensive efforts to provide alternative or additional services through digital platforms in order to maintain essential activities with minimal resources and to document the events themselves through new acquisitions including new creative works inspired by the pandemic. We are the alternative solution and will be part of rebuilding this valuable and cultural aspect of our lives.

As we are fifteen (15) months into the pandemic, we also noted that some of the change orders will help the CCAH prepare, plan, and prevent for this and future pandemics. These improvements/changes include the air conditioners, HEPPA Filters/UV light sanitizers and air quality purifiers. It will also include extending/expanding the walkways to better accommodate social distancing/spacing as the public enters and exits the building and changing floor surfaces to make it easier to clean and sanitize around the CCAH.

It is our sincerest hope that our request for these changes orders will be received with inspiration and earnest care as we work together to build and strengthen communities one village at a time. Should you have any questions or concerns, please let us know.

Thank you and *Si Yu'us Ma'ase!*

Sincerely,


Robert RDC Hofmann
Mayor


Rudy D. Iriarte
Vice Mayor

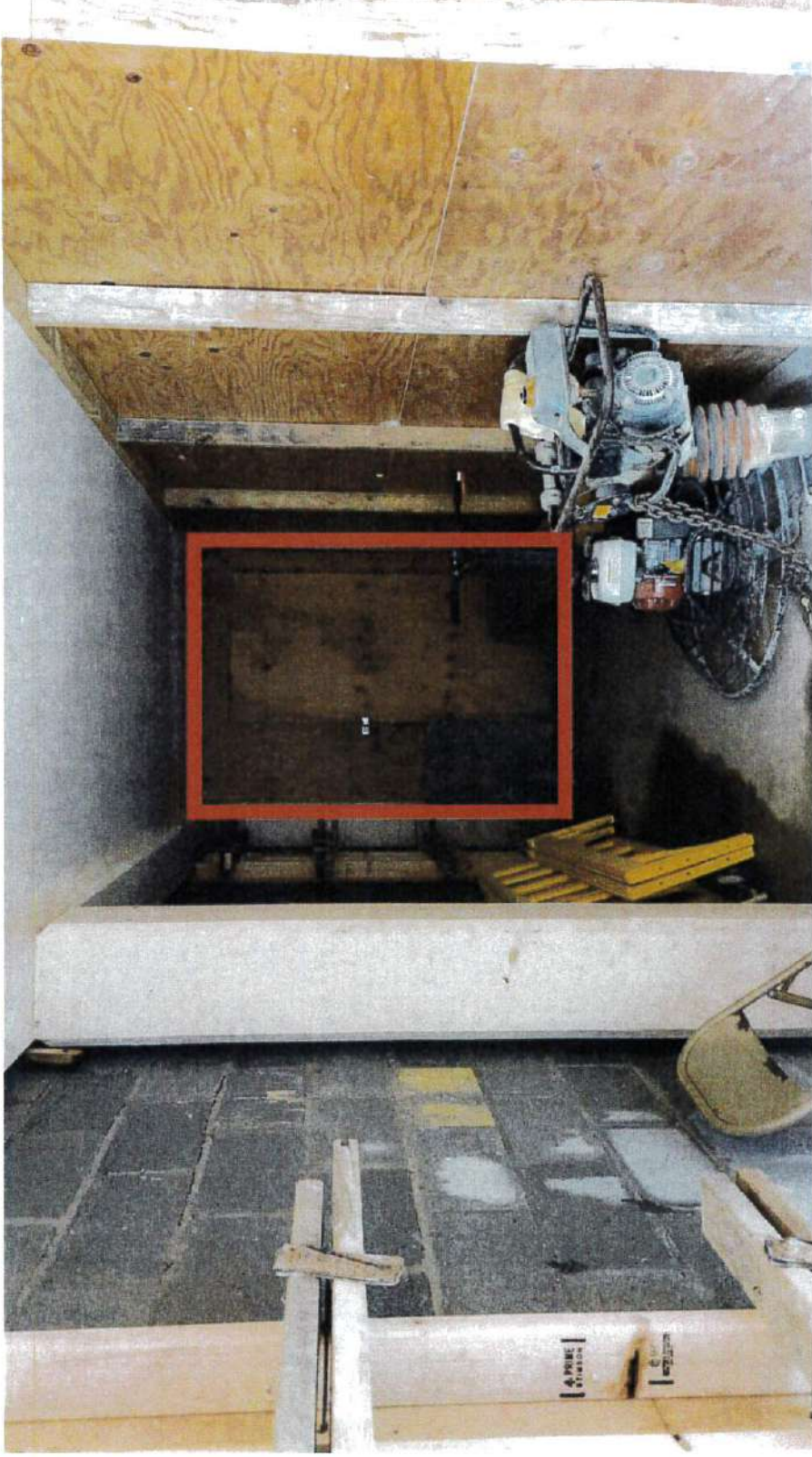
attachments

CCAH Proposed Change Orders

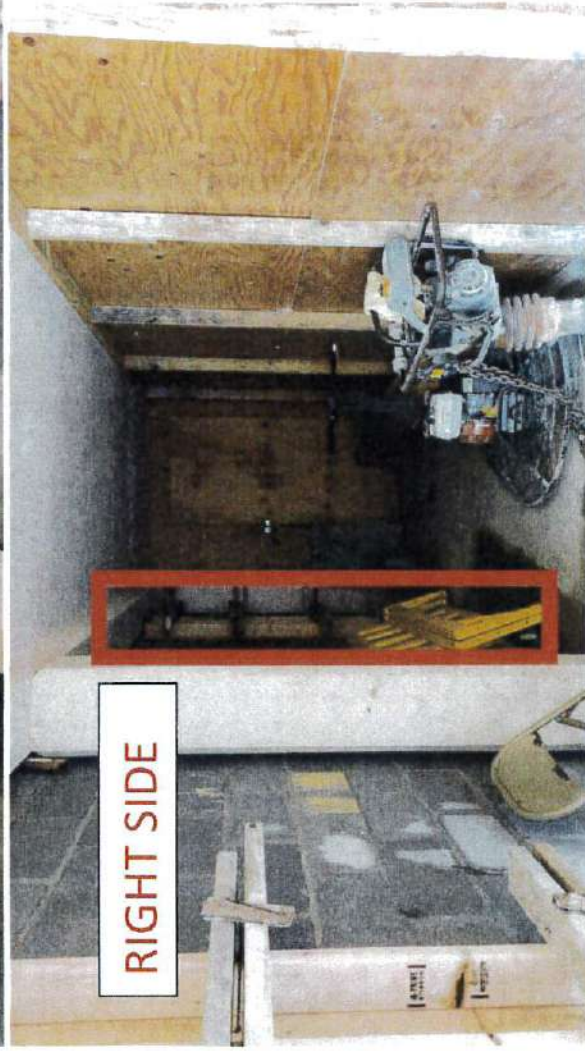
Item	Project	Purpose/Concern	CARES/COVID-19	Notes	Estimated Cost
1	D8 Installation - Single Door	Change D8 installation - Single Door to Double Door		Located at the CCAH back exit closest to the Mayor's Office	
2	A8 & A9 Hall	Create standard door size opening on the side walls of the stage area (left and right)		Door is not needed, just an opening the size of a standard door	
3	New GYPBD, Board Wall set 8'2" from edge of existing walls of the Sinejama Mayor's Office Complex	Change to set New GYPBD, Board Wall 7' from edge of existing walls of the Sinejama Mayor's Office Complex	✓	3 Walls	
4	A1 - Stair	Install 2x2' sliding service window in A1 - Stair on the wall facing the Sinejama Mayor's Office	✓	To relieve crowds in lobby area for admissions and Inquiries	
5	A10 - Multi-purpose Room	Place 2" diameter eye-bolts into roof before casting the roof. - 2' inset from the walls of the inside of the theater		shank of the bolts requested to be bent into an L-shape to lock into the roof concrete	
6	Main Entry & Exit (D2)	Concrete patch of grass on the side of the theater on the Senior Center side	✓	To allow for social distancing	
7	NEW COVERED WALKWAY	Extend covered walkway from the Mayor's office side to the Senior Center Side and to span from the CCAH to the existing Gymnasium	✓	To allow for social distancing and spacing	
8	Existing Corridor	Install Terracotta style tiles in Existing Corridor	✓	Medium Blue/Gray reclaimed color (High traffic/high impact)	
9a	Existing Corridor Lighting	Fix electrical wiring for lights in existing corridors		2x light fixtures do not work	
9b	Existing Corridor Lighting	Change lighting fixtures to LED Daylight Panels 2'x2', 60 watts, 6500K Daylight, 80 CRI		16x light fixtures	
9c	Existing Corridor Lighting	Install 3-way light switch for light fixtures		Located Mayor's Office side and Senior Citizen's Center side	
10a	New backstage (created by pushing back of theater walls)	Install dimmable lighting fixtures and 3-way lighting switch on the new backstage		3x dimmable light fixtures and 2x3-way dimmable lighting switch	
10b	New backstage (created by pushing back of theater walls)	Ensure that the planned air-conditioning installation will be adequate enough to cool the new back stage			
11a	Control booth 2nd floor door	Build covering from CCAH control booth 2nd floor door to CCAH Administrative office (covered hallway)			
11b	Control booth 2nd floor door	Install exit door in covered hallway to exit to rooftop		see fig.1	
11c	CCAH Administrative office	Install entry/exit door on CCAH Administrative office side			
11d	CCAH Administrative office	Install metal spiral staircase in the CCAH Administrative Office (interior)		to go from 2nd floor to 1st floor	
12a	Control booth window	extend window of the control booth on the 2nd floor			
12b	Control booth window	Install awning type window			
13	Air Condition units	Change air condition units to include HEPPA Filters/UV light sanitizers and Air Quality Purifiers	✓	90 degree or greater while in the open position	

Change Order for the Central Community Arts Hall

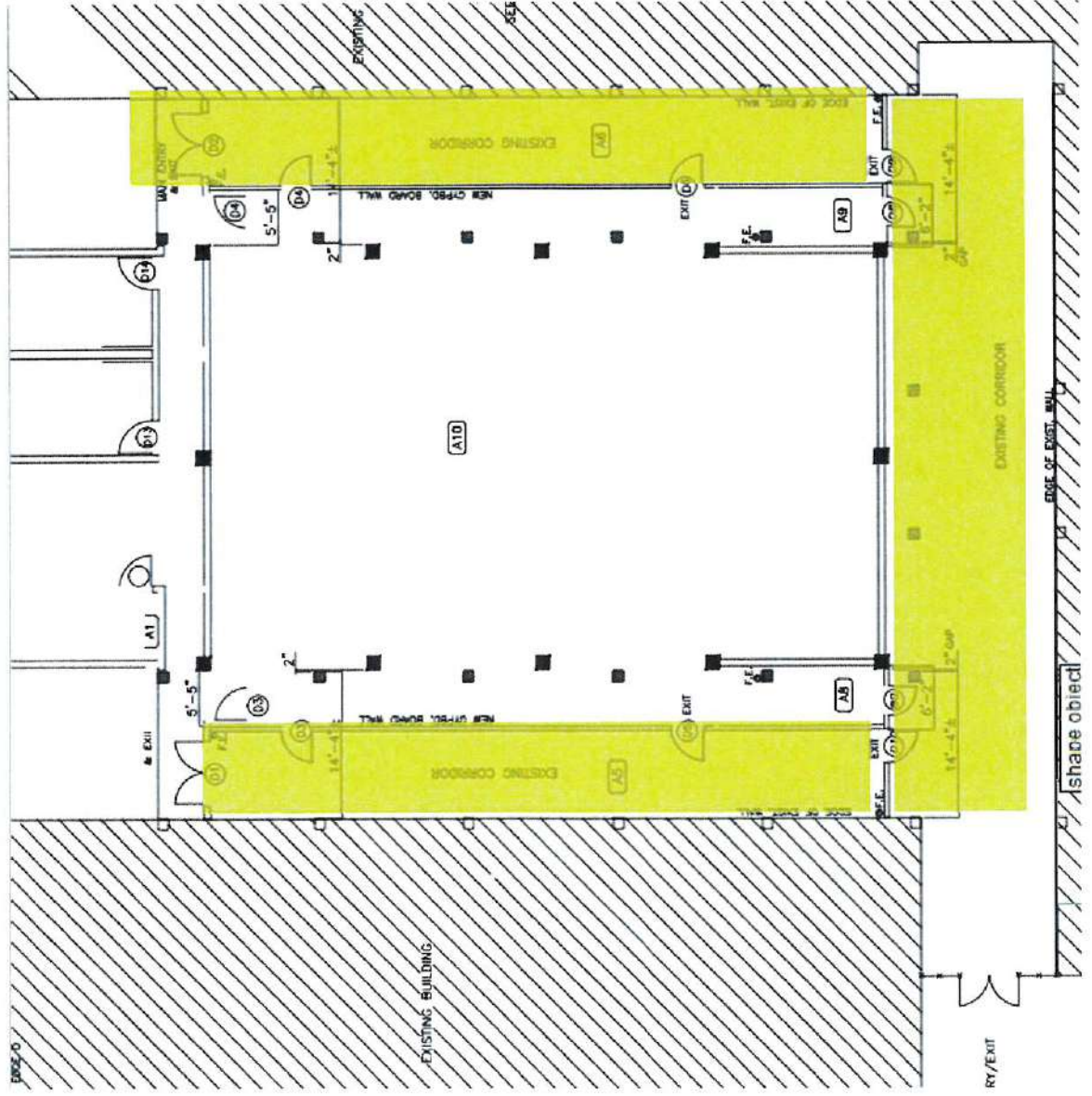
- **ITEM #1 - Change D8 to Double Door (Theater back exit door closest to the Sinajana Mayor's Office)**



- ITEM #2 - Create standard door size opening on the side walls of the stage area (left and right) – No need to put a door in, just the hole opening



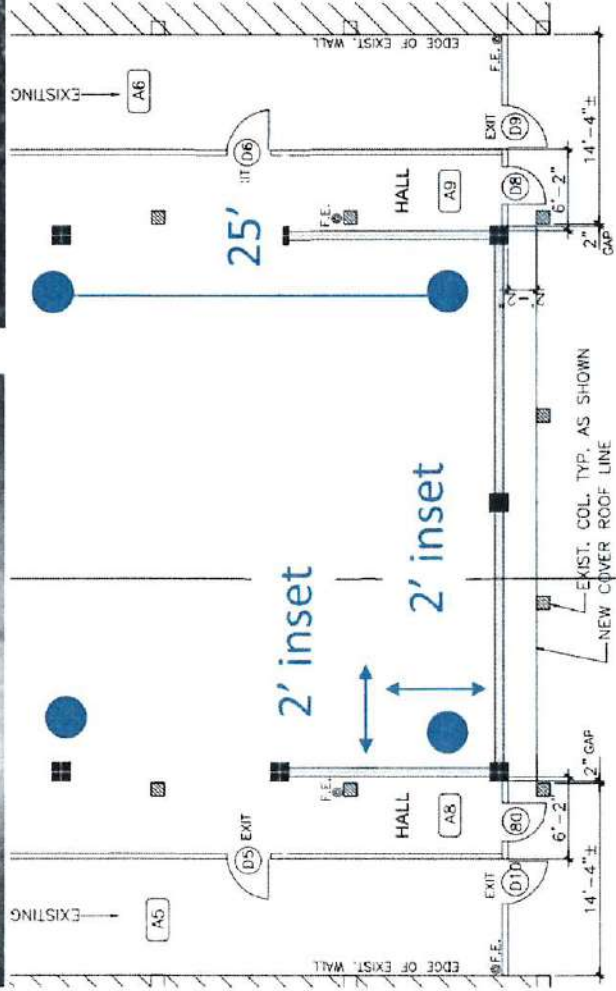
- ITEM #3 - SET NEW GYPBD BOARD WALL 7' FROM EDGE OF EXISTING WALL IN THE SINAJANA MAYOR'S OFFICE COMPLEX ON 3 SIDES



- ITEM #4 - Place 2'x2' sliding service window in the stair well on the wall facing the Mayor's Office.



- ITEM #5 - Place 2" diameter Eye Bolts (bent into L-shape to lock in to roof concrete) into roof before casting the roof. 2' inset from the walls of the inside of the theater



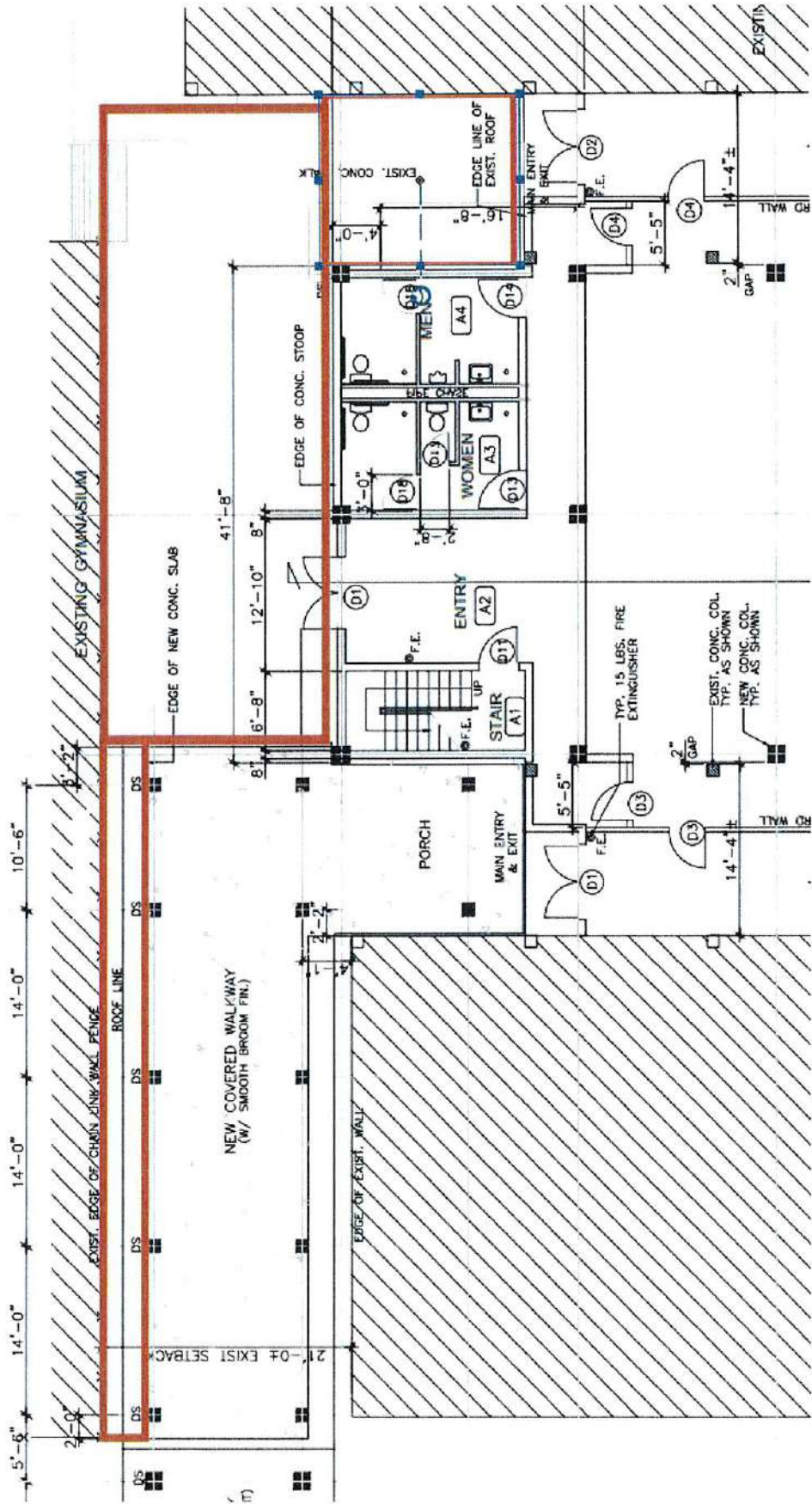
- ITEM #6 - Concrete the patch of grass on the side of the theater on the Senior Center Side



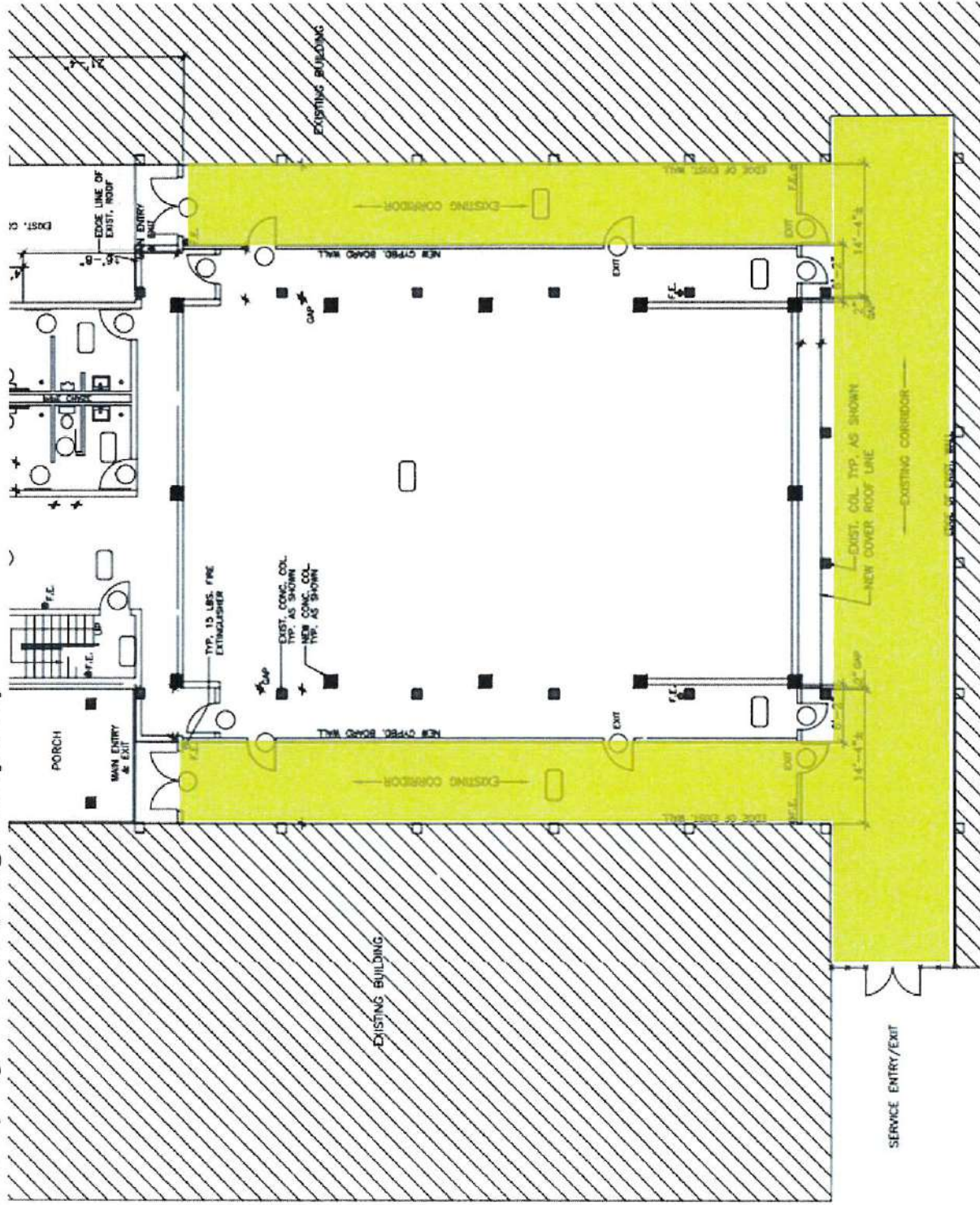
- ITEM #7a - Extend covered walkway from the Mayor's office side to the Senior Center Side / from the Theater to the Gymnasium.



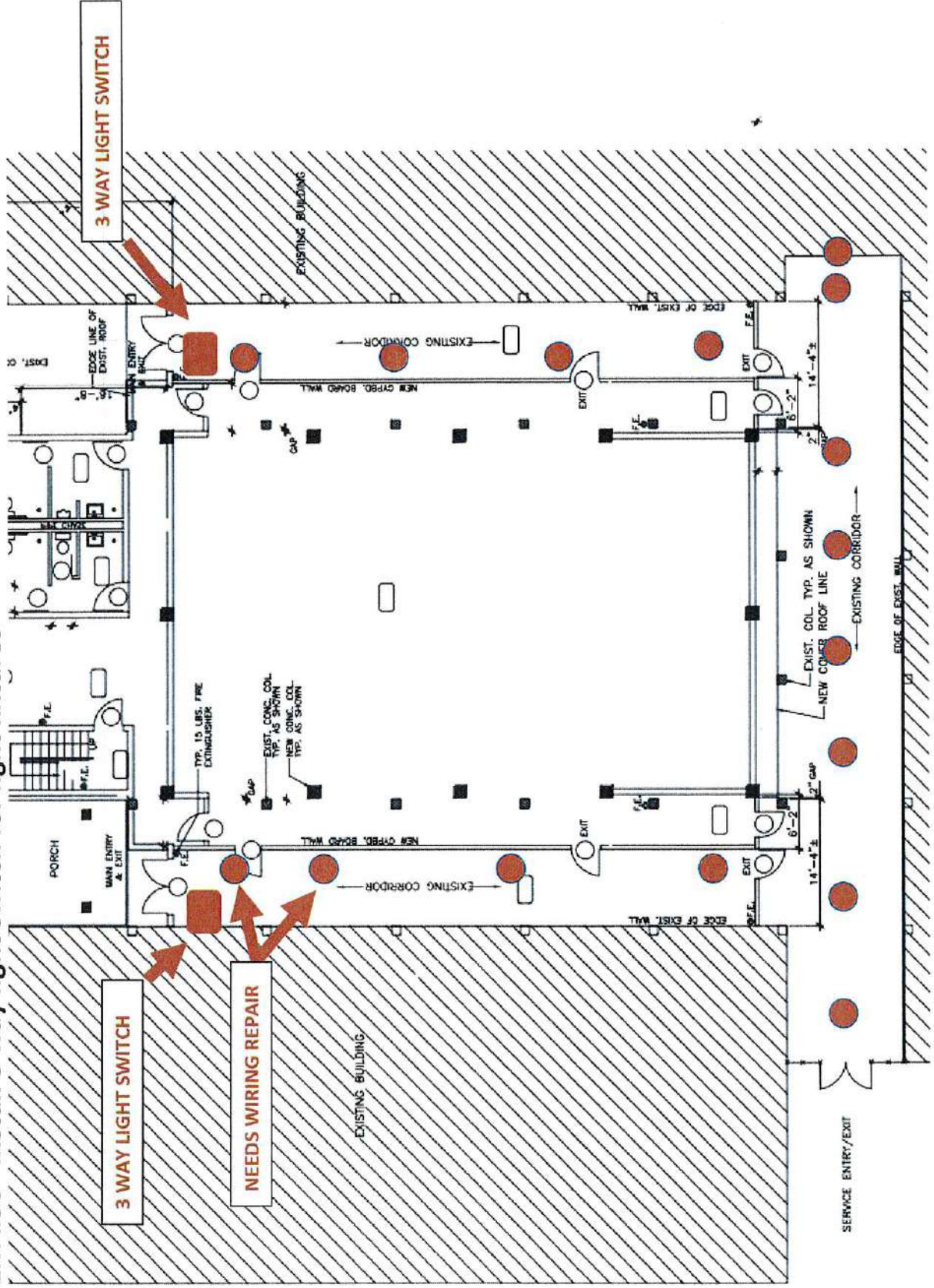
- ITEM #77b - Extend covered walkway from the Mayor's office side to the Senior Center Side / from the Theater to the Gymnasium.



- ITEM #8 - Tile hallways with Terracotta style tiles – Medium Blue/Gray reclaimed color (High traffic/High impact)

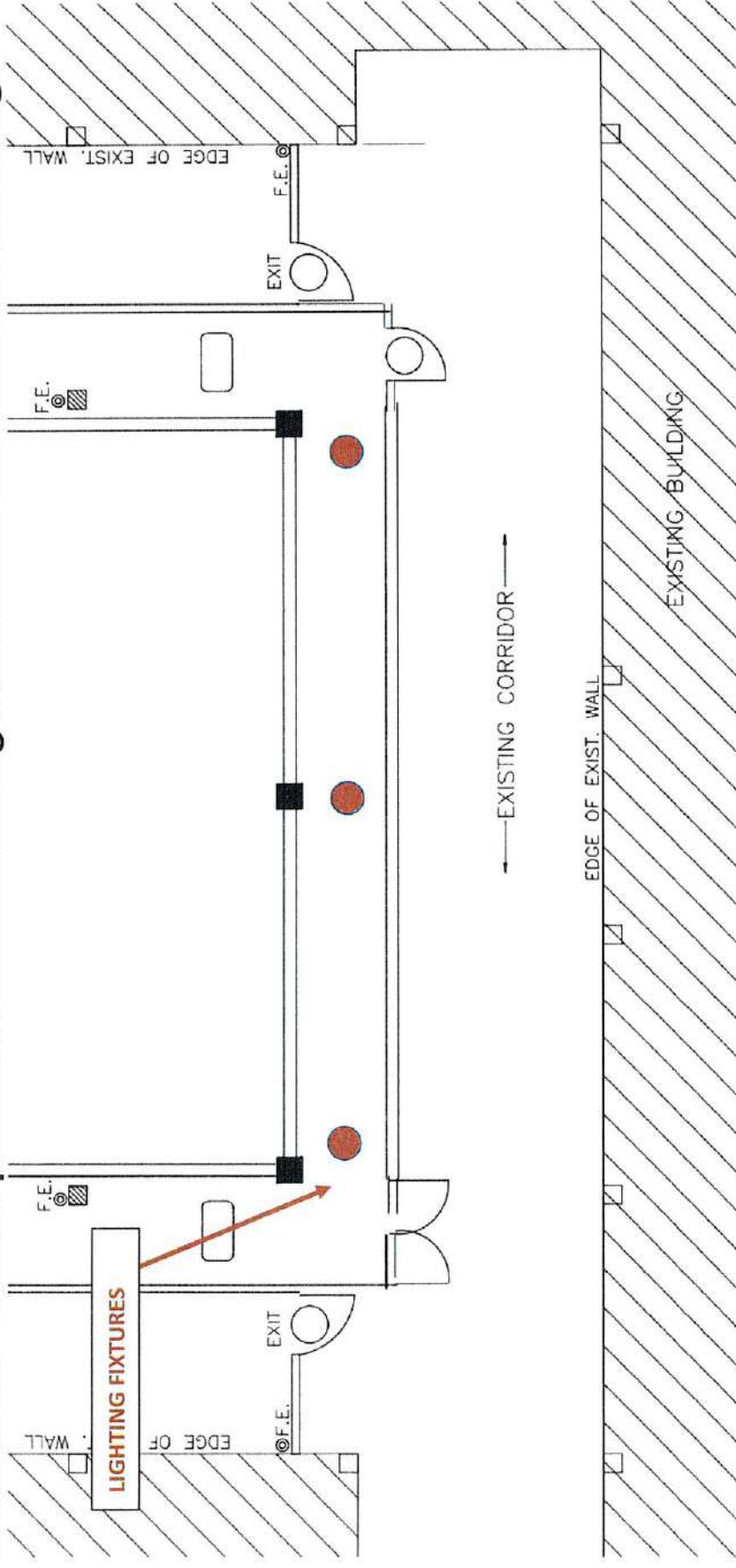


- ITEM #9a - Fix electrical wiring for lights in existing corridors
- ITEM #9b - Change lighting fixtures to LED Daylight Panels 2'x2', 60 watt, 6500K Daylight, 80CRI
- ITEM #9c - Install 3 way light switch for light fixtures



- ITEM #10a - Install lighting fixtures and lighting switch on the new back stage

- ITEM #10b - Ensure planned Airconditioning installation will cool new backstage



- ITEM #11A - BUILD COVERING FROM THEATER 2ND FLOOR DOOR TO CCAH ADMINISTRATIVE OFFICE (COVERED HALLWAY)
- ITEM #11B - INSTALL EXIT DOOR IN COVERED HALLWAY TO EXIT TO ROOFTOP (NEXT PAGE)
- ITEM #11C - INSTALL DOOR ON CCAH ADMINISTRATIVE OFFICE
- ITEM #11D - INSTALL STAIRCASE IN CCAH ADMINISTRATIVE OFFICE (INTERIOR) TO GO FROM 2ND FLOOR TO 1ST FLOOR

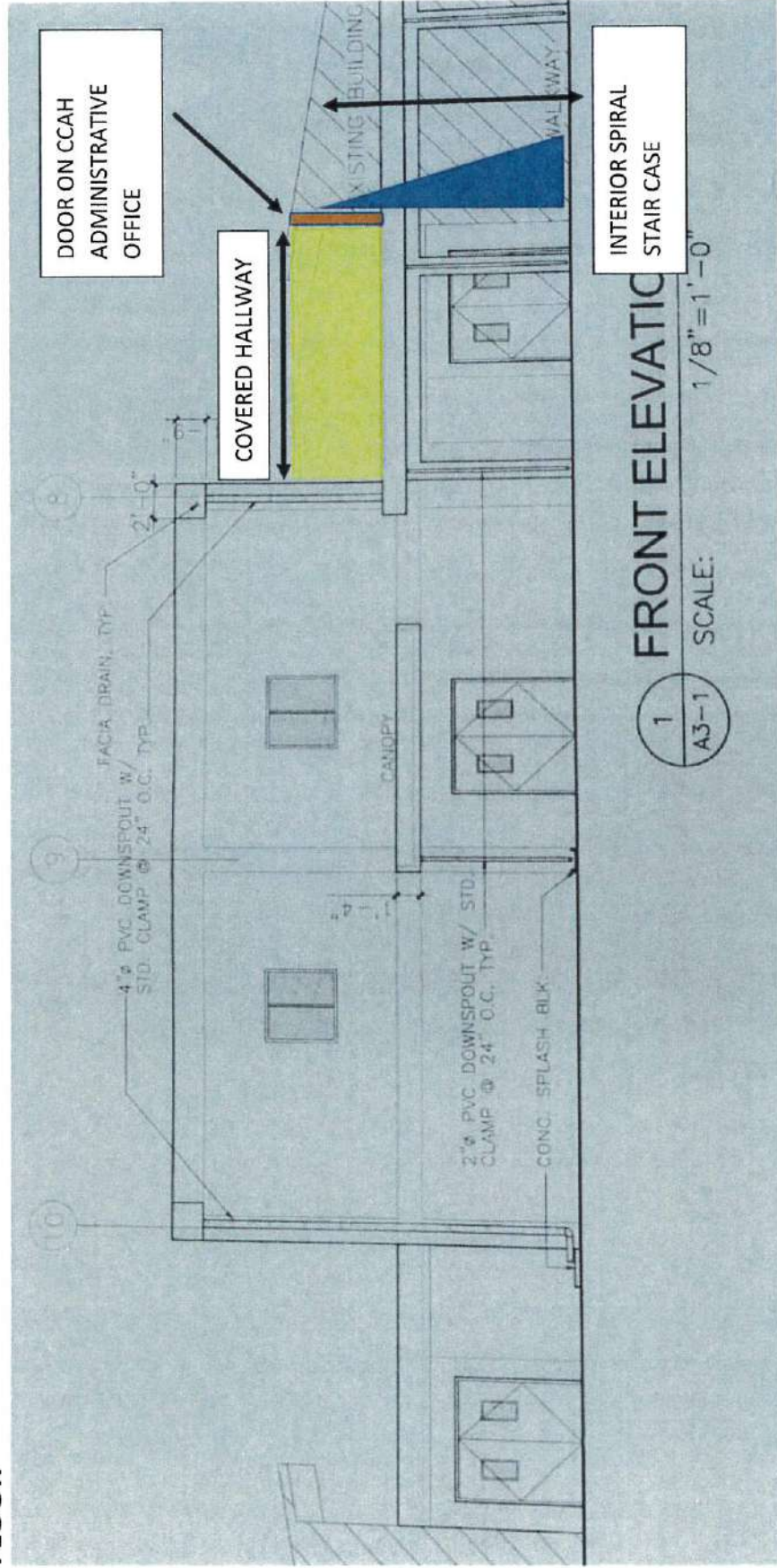
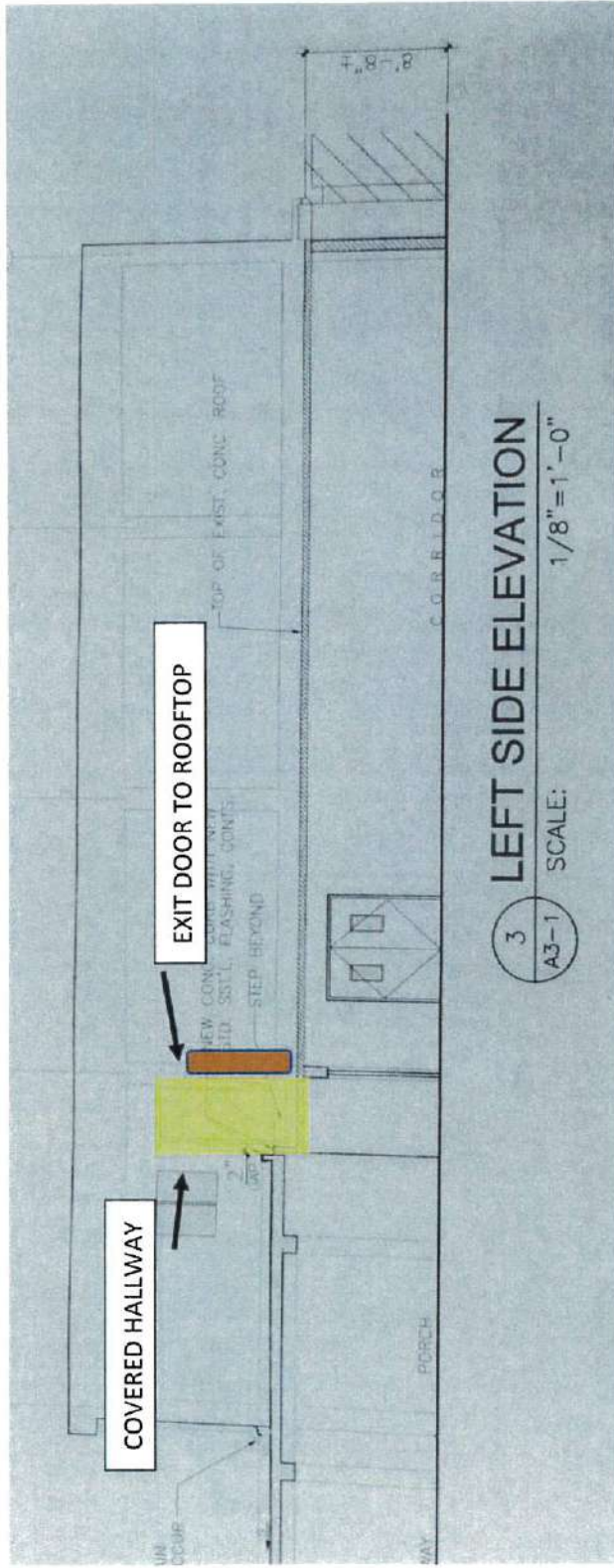
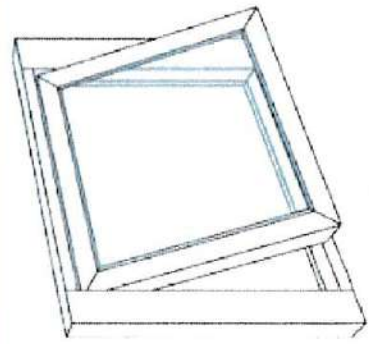
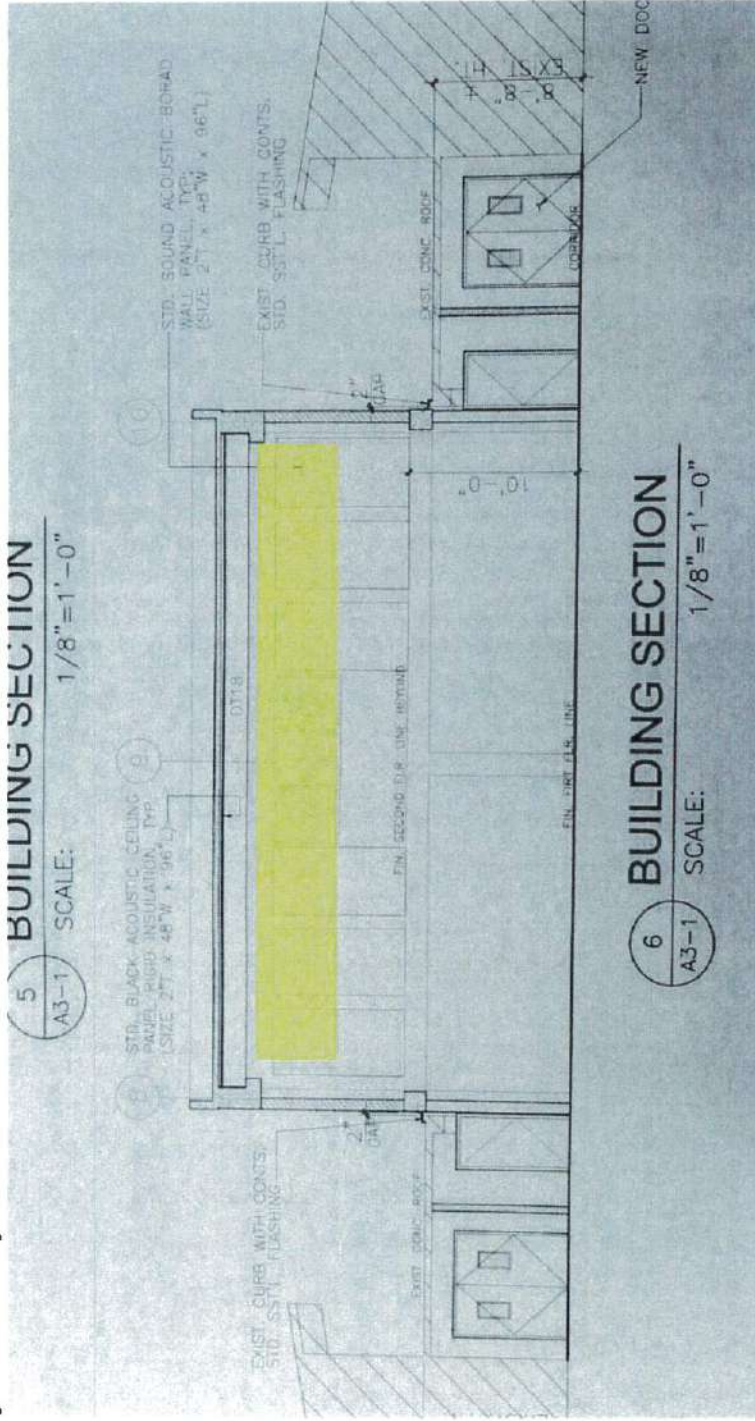


FIG. 1

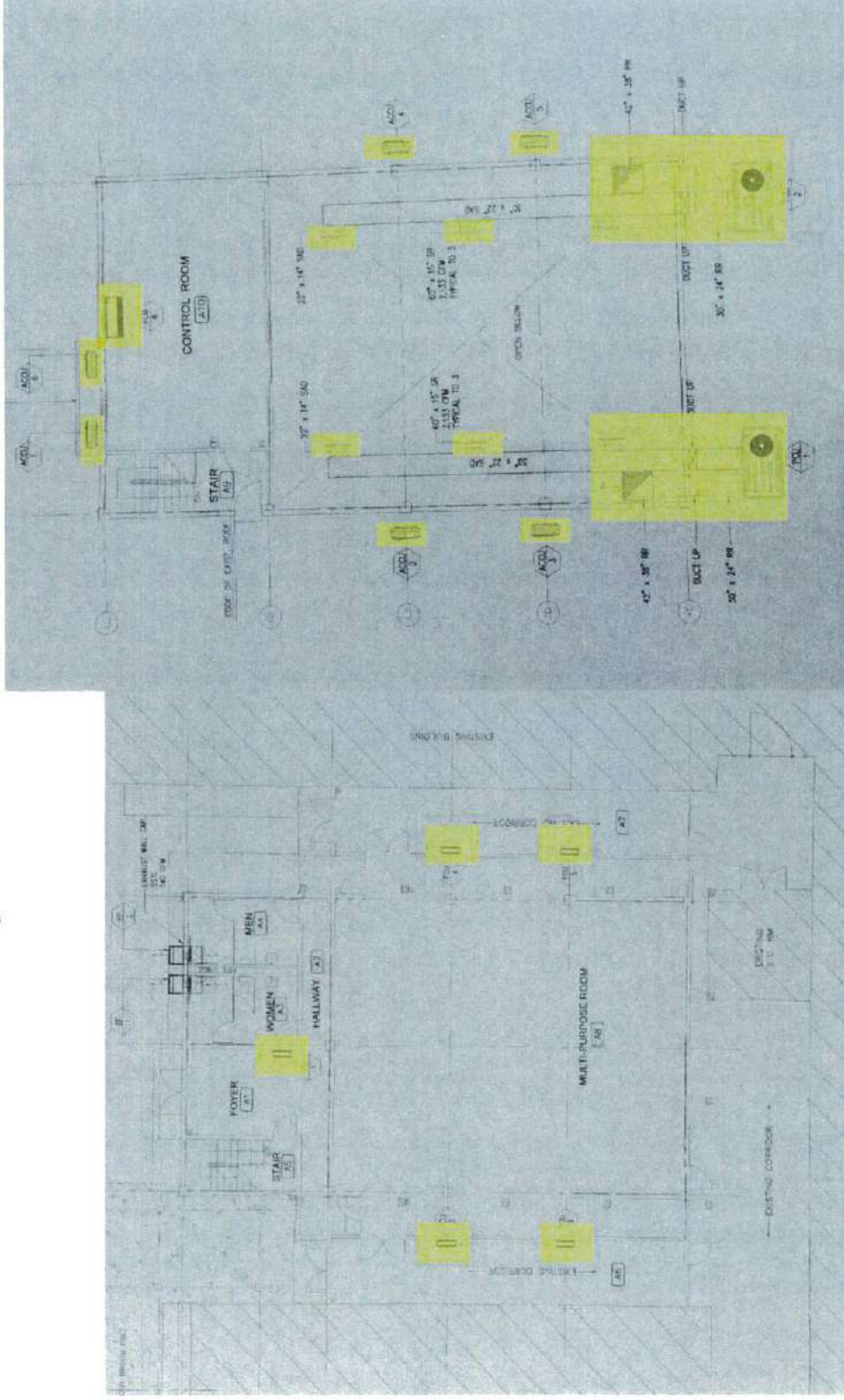


- ITEM #12a - EXTEND WINDOW OF 2ND FLOOR CONTROL BOOTH
- ITEM #12b - INSTALL AWNING WINDOW (90 DEGREE or greater while in OPEN position)



Awning Window

- ITEM #13 - Change Air Conditioning Units to include HEPPA Filters/UV Light Sanitizers and Air Quality Purifiers



ADDITIONAL WORK FOR CENTRAL COMMUNITY ARTS HALL IN SINAJANA

Detail Fee Proposal

July 9, 2021

	Est. No.	of Hrs.	Rate	Total
Architect	40	hrs	@ \$ 180.00 =	7,200
Structural Engineer	72	hrs	@ \$ 180.00 =	12,960
CAD	96	hrs	@ \$ 75.00 =	7,200
Specs	8	hrs	@ \$ 70.00 =	560
Clerk/Typist	24	hrs	@ \$ 45.00 =	1,080
				29,000
Profit	10%	x	29,000 =	2,900
Tax	5.0%	x	31,900 =	1,595
			TOTAL FEE	\$ 33,495

Prepared by: E. M. Chen & Associates, Inc.



 Alan C. Chen, RA
 President

 Date

11/15/21