



GHURA

Guahan Housing and Urban Renewal Authority
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EQUAL HOUSING
OPPORTUNITY

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

NOTICE FOR PUBLIC COMMENT

Annual PHA Plan (FY2022), Capital Fund Program Five-Year Action Plan (2021-2025)

Significant Amendment to the CFP 5-Year Action Plan (2020-2024)

and the Revision to the Admissions and Continued Occupancy Policy

(This ad is paid for by the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

The Guam Housing and Urban Renewal Authority (GHURA) is seeking public comment(s) on the Authority's Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five-Year Action Plan (2021-2025) for the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs. The Annual Plan details GHURA's proposed goals and objectives and the CFP 5-Year Action Plan outlines Public Housing capital improvements. GHURA is also seeking public comment on the Substantial Amendment to the CFP Five Year Action Plan (2020-2024) and the Revision to the Admissions and Continued Occupancy Policy (ACOP). Copies of the Plans and the ACOP are available for public review at the following locations, Monday through Friday from 8 a.m. to 5 p.m. (except on holidays).

- GHURA's Main Office: 117 Bien Venida Avenue, Sinajana
- GHURA's Site Based Offices:
 - AMP1, Central Site Base, #23 Paquito Street, Toto Gardens
 - AMP2, Southeast Site Base, #10 JCRojas Street, Yona
 - AMP3, Southwest Site Base, Pagachao Drive, Agat
 - AMP4, Northern Site Base, Doni Lane, Toto Gardens
- Guma Trankilidat Management Office, Tumon
- GHURA's website, www.ghura.org

The CFP Five Year Plan (2020-2024) included the Drainage Correction project at Toto, GHURA 250 AMP4 Site. The necessary Substantial Amendment to the Five Year Plan is to adjust the change in the scope of work and the additional funding necessary to cover the change. GHURA is seeking public comment regarding the Substantial Amendment.

If you require additional information please contact Ms. Katherine E. Taitano, Chief Planner, at 475-1322. Any person(s) agencies, or organizations wishing to comment on any of the Plans are encouraged to do so by submitting a written statement to GHURA during its regular business hours of operation, beginning March 19, 2021 through May 6, 2021. Written and/or oral comments(s) may also be submitted via facsimile at 300-7565; or email to katherine@ghura.org, or through the U.S. Postal Service to GHURA's Main Office at the address stated above.

A Public Hearing is also scheduled for 10:00 a.m. May 6, 2021. Due to restriction on public meetings and social distancing resulting from the COVID-19 crisis, the meeting will be held via Zoom. Individuals wishing to submit oral or written comments are invited to attend. If you wish to attend please contact Alvina Castro, at 475-1401 or via email at alvina@ghura.org no later than May 3, 2021. Your information will be needed in order to send the Zoom invite to attend the meeting. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

RAY S. TOPASNA
Executive Director

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.
The Coordinator can be contacted at the above address and telephone numbers.



Guam's

Annual PHA Plan (FY2022)

Capital Fund Program (CFP)

Five Year Action Plan (2021-2025)

Amendment to the CFP Five Year Action Plan
(2020-2024)

Annual PHA Plan

FY2022

HUD-50075-ST

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2021</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>750</u> Number of Housing Choice Vouchers (HCVs) <u>2,581</u> Total Combined Units/Vouchers <u>3,331</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan and Capital Fund Program (CFP) Five Year Action Plans are available to the public for review and comment. Due to COVID-19 pandemic and the Government of Guam's social distancing requirements the Plans will be made available electronically on GHURA's website at www.ghura.org. If you would like to obtain a hard copy or require additional information please contact Katherine E. Taitano, Chief Planner, at 475-1322 or email at katherine@ghura.org or Alvina C. Castro, Program Coordinator, at 475-1401 or email alvina@ghura.org. To request for a hard copy contact any of the four AMP sites, Guma Trankilidat or the Section 8 Family Self Sufficiency Coordinators. The request shall be made via telephone, an appointment will be made to arrange the time and date for pickup. The contact information is as follows:</p> <p>GHURA Main Office: (671)475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910</p>

AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910
 AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915
 AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915
 AMP4: (671) 475-1398, 27 Doni Lane, Toto Gardens, Toto, Guam 96910
 Guma' Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913
 Section 8 FSS: (671) 475-1333 or (671) 475-1339

The Public's comments are important to us, GHURA will advertise for public comment March 19, 2021 to May 4, 2021. Comments, questions, concerns, should be sent to GHURA via mail at 117 Bien Venida Avenue, Sinajana, Guam 96910, fax number (671) 300-7565, TTY/TDD number (671) 472-3701 or email to katherine@ghura.org or alvina@ghura.org. The final date for submission of public comments is 5:00 p.m. May 4 2021.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs
- ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☒ ☐ Rent Determination.
- ☒ ☐ Operation and Management.
- ☒ ☐ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☒ ☐ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

The Admissions and Continued Occupancy Policy 2020 (ACOP) has been updated and is out for public comment. Board of Commissioners review and approval is anticipated to be completed before July 2021. Revisions/updates have been made throughout the ACOP to conform to HUD rules and regulations and PHA Policy. A final draft copy is posted on GHURA's website at www.ghura.org.

Rent Determination

Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standard Schedule is updated annually based on the applicable Fair Market Rent (FMR). The FY2021 Fair Market Rent and Flat Rent Schedule is effective 10/1/2020. A change is expected in the ACOP (Page 16-7) regarding request to extend the approved flat rents up to two additional years.

Operation and Management

Section 8 Housing Choice Voucher Program

As a result of COVID-19 restrictions imposed by the Government of Guam, the Section 8 HCV Program adopted several HUD-approved waivers necessary to protect Section 8 staffs, applicants and participants from the spread of the virus. These waivers include re-determining family income, performing income verifications, contract extensions for FSS, HQS inspections through self-certifications, alternatives for family briefings, voucher extensions, moratorium for evictions for non-payment of rent, pro-long absences from the unit, extended youth participation under the Family Unification Program, reporting of HUD form 50058, and the submission of SEMAP.

The pandemic has caused the Agency to adopt the waivers and closed operations to the public. Clients are seen only by appointments in rooms separated by glass dividers. Contracts and the necessary paperwork were mailed to and from the participants; and a drop box was installed at the front of the building to receive documents from recipients who are unable to submit documents electronically. Staff worked in two alternating shifts throughout the week. During the initial phase of the pandemic, the Agency was closed to the public from March to April, then opened for operations in May. A second surge of the virus prompted the Agency to shut down operations again during the last week in August and throughout the month of September.

The pandemic has caused the lag in receiving referrals and the processing of voucher under the Mainstream and VASH Programs. Referring agencies were similarly affected by the government shutdown, causing a delay in referrals and the submission of necessary documents to proceed with the processing of assistance. GHURA management is currently reaching out to referring partners and potential clients to submit referrals and application in an effort to effectively lease all vouchers.

Public Housing Program

Similar to the Section 8 program, on July 2, 2020 the U.S. Department of Housing and Urban Development (HUD) issued Notice PIH 2020-13 (HA), REV-1, which provides COVID-19 Statutory and Regulatory Waivers for the Public Housing Programs. This notice extends the period of availability for the Public Housing waivers, which is in most cases extended to December 31, 2020. Other waivers have unique dates, such as when the period of availability is dependent on GHURA's fiscal year end date or based on a specific action or activity.

Subsequently, on November 30, 2020, the HUD issued Notice PIH 2020-33(HA), REV-2, COVID-19 Statutory and Regulatory Waivers and Alternative Requirements for the Public Housing Program, Housing Choice voucher (including Mainstream and Mod Rehab), Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program, Revision 2.

This notice extends the period of availability for the Public Housing waivers, which is in most cases extended to June 30, 2021. Other waivers have unique dates, such as when the period of availability is dependent on GHURA's fiscal year end date or based on a specific action or activity.

The use of the Waivers is necessary to keep the Public Housing Program operational to the extent feasible and allows the GHURA to continue to carry out its mission to provide decent, safe, and sanitary affordable housing for low-income families amidst the pandemic. The Notice carried forward information on previously specified HUD actions.

	<p>Through HUD Notice PIH 2020-33(HA), REV-2, GHURA opted to adopt the Waivers specified for the Public Housing Programs as indicated in the chart which can be found on GHURA's website at www.ghura.org. The chart provides a summary of each Statutory and Regulatory Waiver, the period of the Waiver is available and the Amended Availability Period, as adopted by GHURA's Public Housing Program. GHURA issued an initial notice to the Public & GHURA's web page on July 30, 2020 and another notice on January 25, 2021 followed by notices to all Public Housing tenants.</p> <p><u>Grievance Procedures</u></p> <p>The PHA's essential responsibility is to ensure hearings meet the requirements of due process and comply with HUD regulations. Remote informal hearings are being made available. All GHURA policies and processes for remote informal hearings will be conducted in accordance with due process requirements and in compliance with HUD regulations (see ACOP Chapter 14).</p> <p><u>Pet Policy</u></p> <p>The ACOP is up-dated to include the FHEO 2020-01 guidance and tool. Additional guidance provides PHAs and other housing providers a set of best practices for addressing requests for assistance animals. In public housing the PHA evaluates a request for a service animal under the ADA and Fair Housing Act, PHAs should also refer to Department of Justice (DOJ) Joint Statement on Reasonable Accommodations under the Fair Housing Act.</p> <p><u>Significant Amendment/Modification</u></p> <p>See Exhibit A</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Included as Exhibit B is the Deconcentration Policy (ACOP 3/1/17), there are no changes.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>Conversion of Public Housing to Project-Based Assistance under RAD</u></p> <p>Although GHURA is not actively pursuing the conversion of its' Public Housing stock to the HUD Rental Assistance Demonstration (RAD) Program, GHURA is continuing the review of this program to determine its applicability and benefit to the island's inventory of Public Housing.</p>

Units with Approved Vacancies for Modernization

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1). GHURA requests HUD approval for the modernization of units that are in need of major renovation work, Capital Fund Program funds are used to address these vacant units under modernization. Units identified for modernization require the unit to become or remain vacant to accomplish the improvements necessary, modernization may require up to eight months for completion. GHURA finds that not only does the age of the unit play a huge factor in the need for modernization and upgrade, but the deterioration of the sewer waste and water lines, and the antiquated electrical system are also the cause for the need for modernization. Some units are around 50 years old, the sewer lines originally installed were galvanized pipes that have since and continue to severely corrode and the electrical systems are obsolete, parts are no longer being sold to perform the necessary maintenance of the system.

Other Capital Grant Programs

GHURA will continue to consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA public housing units were constructed between 30 and 50 years ago. With Guam's harsh weather and the age of the units most of the units are in need of renovation/modernization. With the limited capital funds and the projected renovations to the public housing units and sites needed to provide decent, safe, sanitary homes for our residents other funding opportunities need to be researched.

Lead Based Paint. A re-testing for the presence of Lead-Based Paint (LBP) was completed in November 2018 on 145 Public Housing units at AMPs 1 (Agana Heights, Mongmong and Sinajana), 2 (Yona), & 4 (Toto). Out of the 145 units a total of 67 units tested positive for lead. GHURA identified funding under the Capital Fund Program (CFP) to address the abatement of the units affected. If a unit that has tested positive becomes vacant and needs modernization LBP abatement may be included in the scope of work. The contractor will be required to provide a certification by a LBP certified consultant of the abatement and subsequent negative testing. As the Architectural/Engineer Division works towards obtaining a contract for abatement of all positive units, GHURA continues to provide the tenants of the effected unit's notices of the presents of LBP. A report of any individuals tested positive for lead poisoning is given to HUD quarterly.

Use of Operating Reserves. GHURA is looking into the possibility of using operating reserves to address project-specific activities in order to maintain the efficient management operations of public housing units. Projects that are being considered are:

- Install overhead lighting in elderly unit bedrooms as the unit becomes vacant;
- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites;
- Removal and installation of new or repair of existing fencing at the AMPs' site fence line and offices;
- Installation of bollards to prevent unauthorized parking;
- Installation of lighting at fence line for security purposes;
- Purchase and installation of security cameras with security monitoring services;
- Pest control/termite treatment in units;
- Large tree removal and/or large branches that compromise the integrity of the unit or places the units nearby at risk for falling debris during storms;
- Support of resident programs;
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

Wait List. AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) wait list has been closed as of September 28, 2018; AMP 2 (Yona, Talofoto, Inarajan) wait list has been closed as of December 31, 2020 while AMP 3 (Agat, Merizo, Umatac) remains open and lastly, AMP 4 wait list is closed as of October 1, 2019.

	<p>Section 8 wait list was opened July 10, 2020 and closed July 14, 2020. With the number of pre-applications selected randomly through an electronic lottery system it is anticipated the waitlist will remain closed until July 2022 or when the list is exhausted (whichever comes first). Section 8 Project-Based Rental Housing Program vouchers for elderly families have been exhausted as of February 2021 the waitlist is anticipated to be opened again March 1, 2021 through the end of March. Veterans Affairs Supportive Housing Program (VASH), Mainstream, Non-Elderly Disabled (NED) and Family Unification Program (FUP) waitlist is open and will remain open indefinitely to establish a list.</p> <p>Guma Trankilidat, a Multifamily Housing Program for the elderly, waitlist was closed February 7, 2020 and remains closed at this time.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2019 are as follows:</p> <ol style="list-style-type: none"> 1. Finding No. 2019-001 (General Ledger Reconciliations, Schedule of Expenditures of Federal Awards and Timely Issuance of External Financial Statements) <ul style="list-style-type: none"> • Cause: Absence of sufficient numbers of accounting personnel to meet timely preparation and issuance of external financial statements and external audits. 2. Finding No. 2019-002 (HOME Investment Partnership Program: Program Income) <ul style="list-style-type: none"> • Cause: GHURA did not enforce compliance with applicable program income requirements. 3. Finding No. 2019-003 (Continuum of Care: Special Tests and Provisions – Reasonable Rental Rates) <ul style="list-style-type: none"> • Cause: GHURA did not establish and implement internal controls over compliance with applicable special tests and provisions for reasonable rental rates. 4. Finding No. 2019-004 (Public and Indian Housing (GQ001000003): Eligibility) <ul style="list-style-type: none"> • Cause: GHURA did not effectively perform quality control reviews over compliance with applicable eligibility requirements. 5. Finding No. 2019-005 (Housing Voucher Cluster: Reporting) <ul style="list-style-type: none"> • Cause: GHURA did not enforce compliance with applicable reporting requirements. 6. Finding No. 2019-006 (Public Housing Capital Fund: Procurement and Suspension and Debarment) <ul style="list-style-type: none"> • Cause: GHURA did not enforce compliance with applicable procurement requirements. It appears GHURA used the construction cost per unit, instead of the overall construction contract cost, as the basis for applying small purchase procedures. <p>GHURA has completed its Corrective Action Plan to resolve all Findings listed above. Full FY2019 Audit can be found Additional information regarding the FY2019 Audit may be reviewed in the Office of Public Accountability's web site at www.opaguam.org.</p>
	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>

Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs

Project-based Elderly Program

Guam has 112 Project-based Elderly Program vouchers which are 95% leased up. The Section 8 Project-based Voucher Program is rental housing assistance program for elderly families. Unlike the Section 8 tenant-based program, the Project-based subsidy is attached to specific units. The assistance does not move with the family. In Guam the Project-based Program subsidizes 112 rental units at the Summer Town Estates in Dededo.

HUD-Veterans Affairs Supportive Housing Program (VASH)

Guam currently receives a total of 66 VASH vouchers with 42 leased up. Guam will continue to apply for additional funding to help more of our homeless veterans and their families afford decent, safe, and sanitary housing.

Mainstream

Guam was awarded 11 Mainstream Housing Program vouchers in 2018 and additional 4 in August 2020; 12 vouchers are leased up. These vouchers assist non-elderly persons between the ages of 18-61 with disabilities who are transitioning out of institutional or other segregated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless.

Non-Elderly Disabled (NED)

Guam currently has 175 NED vouchers with 154 leased. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

Family Unification Program (FUP)

FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; of the delay in discharge of child, or children, to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Guam has 130 FUP vouchers, currently 118 are leased up.

A big contributing factor to the delay of leasing vouchers is due to COVID-19 restrictions. Due to COVID-19 there was a Government shutdown in March to May 2020 and again August to September 2020. Although the shutdown has been lifted, Guam is still under a restrictive order which has caused a delay in obtaining necessary documents from outside agencies, limited access to utility companies, impeded the ability of families to actively search for a unit, and caused landlords the inability and/or refusal to show units due to COVID-19.

Multi-family Program

Guam continues to operate Guma Trankilidat, a project-based rental assistance program that has a total of 49 units available for the elderly and adults with disabilities. This program is limited to very-low income individuals whose head of household, spouse, or sole member is elderly or persons with a disability. Additionally, of the 750 Public Housing units, 82 are for the elderly.

Increasing Availability of Affordable Housing (Other Programs)

Guam continues to meet the priorities set forth in the 5-Year Consolidated Plan to increase the availability of affordable housing. As of 2021, Guam's participation in the Low Income Housing Tax Credit (LIHTC) program has thus far completed 1,170 affordable LIHTC rental units. An additional 132 rental units for LMI families are anticipated to be placed in service, Ironwood Villa Del Mar Phase II with 68 units, and Summer Town Estates IV with 64 units.

Guam continues to support affordable housing through the rehabilitation of structures that are converted as affordable housing; through the construction, acquisition, and rehabilitation of housing for sale as affordable housing; and through the LIHTC program. Guam continues to provide decent, safe, and affordable housing. This reporting period, Guam has completed the renovation of a 14 unit apartment complex for an affordable rental program to be operated by a local non-profit organization. A total of 3 families were assisted under the Renewal Affordable Homes Program on a lease with option to purchase, with one closing during this period.

Section 108

The Government of Guam has applied for a Loan Guarantee under Section 108 of the Housing and Community Development Act of 1974. The Section 108 program is a financing tool that allows communities and states to expand the size of their CDBG programs. It allows communities to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods. Additionally, the program is intended to support projects which principally benefit Low to Moderate Income (LMI) people in Guam.

The Guam Housing and Urban Renewal Authority (GHURA) working on behalf of the Government of Guam is the Designated Public Agency (DPA). The DPA simultaneously acts as borrower of the 108 loan funds from HUD and lender of 108 loan funds, in this case lending to an organization (the ‘third party borrower’) proposing an activity that will fulfill a need within our community and that will serve an eligible low to moderate income population. For this first Section 108 Loan, Guam will lend funds to construct of a public facility, the iLearn Academy Charter School (IACS) project. Project is anticipated to begin construction in 2021.

Housing Study

To better understand the local housing market, GHURA hired a Consultant to conduct a Housing Study and Needs Assessment for the island of Guam. The task of the Consultant was to identify existing and future housing stock with the community; assess the existing housing conditions; identify the demographic and market demands (present and future); and identify critical housing gaps and issues.

The Consultant completed their assessment in January 2020. The information analyzed produced “a description of current housing conditions in Guam (population, economic, housing policy, permitting procedures, and housing issues including homelessness, housing for the elderly, housing for disabled persons, and housing production; a housing demand analysis, and a comprehensive review of issues facing housing advocates and developers in 2019.” The full report can be found on GHURA’s website at www.ghura.org.

Analysis of Impediments to Fair Housing (AI)

GHURA contracted SMS Research & Marketing Services, Inc. (SMS) to conduct an Analysis of Impediments to Fair Housing (AI) for the island of Guam which was completed April 2020. The AI is an assessment of laws, ordinances, statutes, and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing. The development of this AI is part of the consolidated planning process required for all entitlement communities, including Guam, that receive housing and community development funds from the U.S. Department of Housing and Urban Development. The AI is also a tool that is used to address community needs and assist with the determination of project/activity location, availability and accessibility for housing and community development purposes. SMS drafted an assessment that specifically addresses Guam’s barriers and impediments to fair housing choice, and provided strategies and plans to eliminate or mitigate those barriers. The full report can be found on GHURA’s website at www.ghura.org.

Occupancy Levels (HCV/S8, PH, Guma’ Trankilidat)

The following tables are intended to provide a snapshot of GHURA's available units under the HCV, PH and Guma' Trankilidat programs by occupancy level and racial analysis and wait list status as of September 30, 2020:

Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat						
Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2581	158	163	195	234	49
Available	2508	153	151	186	221	47
Percentage	97%	97%	93%	95%	94%	96%

Wait List (No. of applicants, by income)

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	1908	80	24	4	2016
AMP1	712	155	63	16	946
AMP2	573	66	32	23	694
AMP3	348	50	12	6	416
AMP4	575	109	40	18	742
GT	25	2	2	0	29

Wait List (No. of applicants by bedroom size)

	1	2	3	4	5	6
AMP1	277	357	208	78	26	0
AMP2	79	334	154	91	32	4
AMP3	57	136	139	58	26	0
AMP4	222	174	242	76	28	0



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

AMP #1 Central Site Base #23 Paquito Street, Toto Gardens

Tel: (671) 477-9851 * AMP 1 (671) 477-9823/475-1365 * Fax: (671) 472-1565



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	120	Hispanic	0	Singles	17
Male Head of Household	33	Non-Hispanic	153	Couples	19
Unknown Gender	0			Families	117

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	4	0 Bedroom	0	Total HAP	\$0.00
Black	1	1 Bedroom	14	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	46	Total Tenant Rent	\$1,606.00
Asian	10	3 Bedroom	69	Average Tenant Rent	\$10.50
Native Hawaiian/Oth Pacific Island	141	4 Bedroom	22	Total Annual Income	\$1,798,791.00
Homeless at New Admission	0	5 Bedroom	2	Average Annual Income	\$11,756.80
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	6	Rent \$0 to \$100	15	Handicapped	2
Age 25-54	114	Rent \$101 to \$200	15	Disabled	15
Age 55-74	29	Rent \$201 to \$300	6	Elderly (62+)	16
Age 75+	4	Rent \$301 to \$400	2		

153 Total Tenants

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Guam Housing and Urban Renewal Authority
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117 Bien Venida Avenue, Sinajana, GU 96910
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SouthEast Site Base #10 J.C. Rojas Circle, Yona, Guam 96915
Tel: (671) 477-9851 * AMP #2 (671) 789-9062 Fax: (671) 789-9063



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	122	Hispanic	0	Singles	8
Male Head of Household	29	Non-Hispanic	151	Couples	14
Unknown Gender	0			Families	129

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	1	0 Bedroom	0	Total HIAP	\$0.00
Black	0	1 Bedroom	8	Average HIAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	34	Total Tenant Rent	\$6,613.00
Asian	10	3 Bedroom	75	Average Tenant Rent	\$43.79
Native Hawaiian/Oth Pacific Island	147	4 Bedroom	25	Total Annual Income	\$2,960,713.00
Homeless at New Admission	0	5 Bedroom	9	Average Annual Income	\$19,607.37
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	10	Rent \$0 to \$100	18	Handicapped	2
Age 25-54	126	Rent \$101 to \$200	10	Disabled	16
Age 55-74	15	Rent \$201 to \$300	23	Elderly (62+)	6
Age 75+	0	Rent \$301 to \$400	10		

151 Total Tenants

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**Guam Housing and Urban Renewal Authority
Public Housing - AMP #3**

Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household	140	Hispanic	0
Male Head of Household	46	Non-Hispanic	186
Unknown Gender	0		
			Singles 32 Couples 23 Families 131

Race Breakdown:		Bedroom Size Breakdown:	Rent Calculation Breakdown:
White	3	0 Bedroom	Total HAP \$0.00
Black	0	1 Bedroom	Average HAP \$0.00
American Indian/Native Alaskan	0	2 Bedroom	Total Tenant Rent \$6,466.00
Asian	23	3 Bedroom	Average Tenant Rent \$34.76
Native Hawaiian/Oth Pacific Island	171	4 Bedroom	Total Annual Income \$3,226,892.00
		5 Bedroom	Average Annual Income \$17,348.88
Homeless at New Admission	0	6 Bedroom	

Head of Household Age Breakdown:		Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24	11	Rent \$0 to \$100	Handicapped 4
Age 25-54	124	Rent \$101 to \$200	Disabled 27
Age 55-74	43	Rent \$201 to \$300	Elderly (62+) 37
Age 75+	8	Rent \$301 to \$400	

186 Total Tenants

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GHURA
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 Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



AMP #4 Northern Site Base #27 Doni Lane Toto Gardens
 Tel: (671) 477-9851 * AMP #4: (671) 475-1326 * Fax: (671) 477-1841

Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	166	Hispanic	0	Singles	32
Male Head of Household	55	Non-Hispanic	221	Couples	17
Unknown Gender	0			Families	172

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	4	0 Bedroom	0	Total IIAP	\$1,226.00
Black	1	1 Bedroom	39	Average HAP	\$5.55
American Indian/Native Alaskan	0	2 Bedroom	24	Total Tenant Rent	\$23,638.00
Asian	49	3 Bedroom	94	Average Tenant Rent	\$106.96
Native Hawaiian/Other Pacific Island	181	4 Bedroom	47	Total Annual Income	\$4,181,452.00
Homeless at New Admission	2	5 Bedroom	17	Average Annual Income	\$18,920.60
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	6	Rent \$0 to \$100	34	Handicapped	1
Age 25-54	155	Rent \$101 to \$200	34	Disabled	20
Age 55-74	45	Rent \$201 to \$300	29	Elderly (62+)	40
Age 75+	15	Rent \$301 to \$400	25		

221 Total Tenants

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**Guam Housing and Urban Renewal Authority
Guma Trankilidat**

**Certification Listing - Tenant Statistic Report
(Guma Trankilidat)**

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	38	Hispanic	0	Singles	42
Male Head of Household	9	Non-Hispanic	47	Couples	5
Unknown Gender	0			Families	0

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	3	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	47	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	0	Total Tenant Rent	\$8,108.00
Asian	32	3 Bedroom	0	Average Tenant Rent	\$172.51
Native Hawaiian/Oth Pacific Island	12	4 Bedroom	0	Total Annual Income	\$498,980.00
		5 Bedroom	0	Average Annual Income	\$10,616.60
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	0	Rent \$0 to \$100	18	Handicapped	0
Age 25-54	2	Rent \$101 to \$200	14	Disabled	16
Age 55-74	19	Rent \$201 to \$300	7	Elderly (62+)	42
Age 75+	26	Rent \$301 to \$400	5		

47 Total Tenants

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GHURA

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 117 Bien Venida Avenue * Sinajana, GU 96910
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Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	2011	Hispanic	13	Singles	294
Male Head of Household	497	Non-Hispanic	2495	Couples	349
Unknown Gender	0			Families	1865

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	34	0 Bedroom	3	Total HAP	\$2,673,405.00
Black	5	1 Bedroom	301	Average HAP	\$1,065.95
American Indian/Native Alaskan	0	2 Bedroom	695	Total Tenant Rent	\$362,483.00
Asian	225	3 Bedroom	1060	Average Tenant Rent	\$144.53
Native Hawaiian/Oth Pacific Island	2305	4 Bedroom	366	Total Annual Income	\$51,984,166.00
Homeless at New Admission	8	5 Bedroom	75	Average Annual Income	\$20,727.34
		6 Bedroom	7		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	89	Rent \$0 to \$100	1495	Handicapped	15
Age 25-54	1859	Rent \$101 to \$200	291	Disabled	320
Age 55-74	488	Rent \$201 to \$300	247	Elderly (62+)	333
Age 75+	72	Rent \$301 to \$400	188		

2508 Total Tenants

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Improve Community Quality of Life and Economic Vitality

REAC inspections was conducted in September 2019 on AMPs 1, 2, 3 and 4. The overall PHAS Score is 80, designation status is Standard Performer. HUD Notice PIH 2020-05, issued on April 10, 2020, waived physical inspections of Public Housing properties under the Public Housing Assessment System (PHAS) until further notice and further waived PHAS scores for PHA's with Fiscal years ending through 12/31/2020.

The Real Estate Assessment Center (REAC) will inspect Public Housing properties in limited circumstances by prioritizing inspections in states and localities based on the latest COVID-19 data from John Hopkins University and health risk scoring methodology from Harvard Global Health Institute. REAC has developed a heat map that categorizes states and localities into four risk categories ranging from Low risk-green to High risk-red. Guam has not received notification of a REAC inspection for any of the PH properties at this time. In the meantime, all AMPs are conducting UPCS/PM inspections at the exterior of the units.

Safety

All four AMP sites continue to work closely with each of its village mayoral offices to actively engage its tenants in the participation of the Neighborhood Watch Program (NWP) to deter crime in the villages but also for recruitment and community involvement. Overall, the NWP has led law enforcement to identification and arrests of individuals committing petty thefts, burglary, assault and other more serious crimes.

Aside from the NWP, the Mayors provide other support services in terms of removal of abandoned vehicles that pose health and safety concerns at or around the sites funded through the Recycling and Revolving fund appropriated to them every year based on the size of their village. The Mayor's office also provides assistance in removing stray dogs that become a public nuisance at the sites and throughout the island.

COVID-19 Response

Safety

Pandemic Conditions of Readiness 1 (PCOR1)

On March 14, 2020, the Governor of Guam signed Executive Order 2020-04 Relative to responding to COVID-19. EO 2020-04 ordered the closure of non-essential Government of Guam offices through March 30, 2020, and was later extended. GHURA executive management immediately put into place limited procedures critical to maintaining the operations of the Housing Authority, i.e., landlord payments for S8, Utility Reimbursements, and payroll. For Public Housing, the critical functions were limited to responding only to resident Emergency Health and Safety life threatening issues (EHS-LT).

(PCOR2)

For plans to eventually resume normal operations, GHURA's executive management implemented -- GHURA's Action Plan for Resuming Critical Functions In Response to COVID-19. The Plan outlines the procedures each division and employee must follow to keep with social distancing guidelines and other preventive measures to stop the spread of COVID-19. On May 11, 2020, all four Public Housing AMPs issued notice to all its residents informing them of the newly implemented safety procedures. In anticipation of reopening offices and also as a precaution, the AMP's were retrofitted with plexi glass in areas where staff must engage contact with an individual. Signs are posted in conspicuous areas notifying the public of the strict sanitation protocols, and a no mask, no entry policy has been implemented. Notice of these changes were provided to the public in a press release.

On January 14, 2021, the Governor of Guam, Lourdes A. Leon Guerrero, through Executive Order No. 2021-03, extended the Public Health Emergency Declaration for Guam under PCOR 2 during which most activities

are permitted to operate under moderate restrictions. GHURA remains under staggered schedules due to the limited occupancy requirements. Although the main office and the AMP sites remains closed for walk-ins, appointment may be scheduled with mandatory protocols in place as outlined in GHURA's SOP provided to Department of Public Health and Social Services (DPHSS).

Promote Self-sufficiency and Asset Development of Families and Individuals

Meeting Family Self Sufficiency Goals

In line with the Governor's Executive Order (2020-04) calling for the closure of non-essential offices in response to the global COVID-19 pandemic, along with GHURA's executive management procedures and guidelines to maintain essential operations, Family Self-Sufficiency (FSS) Program Coordinators executed novel approaches for continuity of services to ensure that FSS families were still able to avail of the critical services they required. In line with social distancing guidelines, FSS Program Coordinators implemented an aggressive email and telephone campaign to maintain contact and provide essential information to program participants. As the program shifted from face-to-face appointments to remote service delivery, coordinators implemented virtual one-to-ones, processed virtual enrollments, and instituted pick-up/drop-off procedures. A needs assessment survey was distributed, which aided in identifying family needs, facilitated dialog with households by way of phone, email and/or virtual means, and provided critical information regarding distribution of food commodities, cleaning supplies, personal hygiene items, etc.

In spite of challenges faced as a result of COVID-19, FSS Program Coordinators supported a total of 132 program participants, and their families; 105 Housing Choice Voucher (HCV) Program participants, and 27 from the Public Housing Program.

FSS Program Coordinators worked diligently to ensure that FSS families maintained their motivation to succeed, and focused on supporting them by providing access to resources which ensured their immediate health and financial needs continue to be met, as well as ensuring continued progress toward their final goals. Information on Housing and Urban Development COVID-19 statutory and regulatory waivers, best practices for virtual service delivery and other resources to assist families impacted by the pandemic were distributed. Other resources disseminated to FSS families to assist with the financial and health impacts of the pandemic included:

- COVID-19 prevention, test sites (and subsequent immunization clinics);
- Food commodities, cleaning supplies & Personal Protective Equipment (PPE);
- Unemployment assistance;
- Free or discounted computers, cell phones, internet services, and etc.

Families were provided tools for managing their finances through the pandemic, encouraged continued savings, consistent paying down of debt, and provided ideas on how to responsibly utilize their Public Unemployment Assistance (PUA) as some experienced a large and sudden drop in income. A guide to dealing with decreased income was provided electronically, which was intended to aid them through these extraordinary times. The guide provided a monthly cash flow worksheet, possibilities of what may happen when bills aren't paid, and proactive steps they could take to work out payment plans with creditors. The guide included sample letters for creditors to negotiate adjusted payment plans intended to avoid bigger issues in the future.

Finally, in conjunction with partners at the Guam Community College (GCC) Adult Education Program, families were encouraged to take advantage of online learning, and eventually as we enter into PCOR2, to be able to attend socially distanced, limited number on-site construction bootcamps which provided for job placement after successful completion.

Moving forward, FSS Program Coordinators continue to seek out means to educate, improve financial literacy, expand homeownership options, and work toward Housing Counseling Certification. We remain

steadfast in seeking out effective, alternative training programs, workshops and seminars, as well as additional novel resources within the community which service to enhance and nurture the FSS program.

Section 3

GHURA's Staff continues to educate the contractors on the Section 3 regulations and to mandate the compliance of these regulations with each construction contract. A/E continues to work with Section 3 residents as well, to link them with contractors for employment. As of July 2020 construction contractors were able to hire 1 Section 3 residents as Laborers for part time work. The construction contracts are for a short duration and can only provide for part time work. Most residents want full time work. The agency continues to work with the contractors to hire residents and to train them to be skilled laborers. GHURA continues to follow up on the possibility of creating a Youth build program for the island of Guam.

GHURA's FSS coordinators conduct outreach clinics and contact its Public Housing residents directly to encourage them to become more involved in the Section 3 program. FSS coordinators assist the A/E Division by compiling a list of eligible individuals and obtain resumes that will later assist the A/E staff in selecting participants who may be offered employment whether it be construction, administrative, or clerical work.

Deconcentration of Poverty and Income-Mixing

GHURA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects. Nothing in the deconcentration policy relieves GHURA of the obligation to meet the income-targeting requirement. Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals - To the extent this deconcentration policy is applicable to the public housing units at all four AMP Site Developments, GHURA acknowledges that its public housing developments are mixed-income developments that include policies intended to promote income mixing in public housing and increase incomes of public housing residents. If the incomes of the Public Housing Residents fall outside the Established Income Range (EIR), GHURA will provide an explanation in its Annual Plan. GHURA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above GHURA's EIR to communities below the EIR and vice versa.

Deconcentration of Poverty and Income-Mixing - The average income at all AMP sites are below the established income range (EIR); and there are no concentrated poverty areas. The average and adjusted income of families residing in all covered developments as of September 30, 2020 are provided below:

FY2020 (as of 9/30/2020)	AMP1		AMP2		AMP3		AMP4		SECTION 8	
HHM WITH INCOME	599	AVERAGE	895	AVERAGE	850	AVERAGE	1011	AVERAGE	5895	AVERAGE
ALL INCOME	5,431,598.55	9,067.78	8,203,569.42	9,166.00	7,876,211.58	9,266.13	10,306,136.89	10,194.00	52,012,702.82	8,823.19
EXCLUSIONS	1,859,813.73	3,104.86	3,452,334.01	3,857.36	3,572,414.28	4,202.84	3,334,716.31	3,298.43	18,922,959.70	3,210.00
ADJUSTED INCOME	3,571,784.82	5,962.91	4,751,235.41	5,308.64	4,303,797.30	5,063.29	6,971,420.58	6,895.57	33,089,743.12	5,613.19

Housing Counseling

GHURA anticipates becoming a full-fledged HUD approved housing counseling agency by the August 2021 deadline. As an approved housing counseling agency GHURA will have a Certified Housing Counselor(s) on staff. The Housing Counseling program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 and public housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase

counseling; budgeting; homeownership and tenancy; fair housing; avoidance of mortgage default and eviction and basic rental education. The service is free of charge.

GHURA has aided approximately 31 clients in housing counseling services the over the last 24 months. With both the one-to-one counseling and education pieces for housing clients, the agency anticipates an increased volume of clients. With the anticipated increase and long term strategic planning, GHURA seeks to certify three additional personnel to become housing counseling certified (both for homeownership and renting) by the end of 2021. Expansion of services will also include online and web based seminars to ensure accessibility to clients in need or interested in progressing toward self-suitability.

Outreach Program

GHURA continues to partner with several agencies and non-profit organizations to bring outreach and education to families residing in Public Housing. As a result of COVID-19, many of the programs have either halted or altered their programs due to the on-going pandemic and the local restrictions. Despite the setback, programs are slowly utilizing other media platforms to connect with families through zoom meeting or google meets. As island wide vaccination efforts continue and Guam's COVID-19 numbers continue to remain low, it is hoped that provide goals and objectives will resume.

- The Department of Education's Early Intervention System (GEIS) and Early Childhood Special Education Programs, the Department of Public Health and Social Services' Karinu, the Mayor's Council of Guam, and the University of Guam Center for Excellence in Developmental Disabilities Education, Research and Services (CEDDERS), brings programs such as Learn the Signs, Act Early Project, and Village Play Time to the community and the sites. Village Play time is an innovative travelling playgroup and a new initiative to support children birth to five years of age and their parents to actively engage in learning opportunities to enrich their child's overall development. Village play and other early childhood programs will continue throughout the year for all the sites.
- Mañe'lu (formerly Big Brother Big Sisters of Guam) is a local non-profit organization whose mission is to provide education and empowerment to children and families through mentoring. Mañe'lu has been providing outreach activities to include work force development, sports and recreational activities such as hikes and visits to various program partners. Some highlights this year include "Art in the Ville" with three components including cultural dance taking place in Yona (AMP 2), Art in the Ville (street art) in Mongmong (AMP 1), and a "walking club" in Toto Gardens (AMP 4) and Pagachao (AMP 3).
- Other local non-profit organizations like GALA Inc's Youth Empowerment Program for youth ages 10-19 years of age promotes health and wellness among youth, especially preventing substance abuse and suicide. Activities include lessons from the Storytelling for Empowerment Curriculum. There will be arts and crafts, physical fitness, dance, games and other life skills training.
- Public Housing has formed partnerships with the Guam Community College (GCC), Adult Education Programs, a program which provides adult basic classes in preparation for GED/HiSET (High School Equivalency Exams); Adult high School Diploma classes, and English as a Second Language (ESL) classes.
- GHURA has partnered with the University of Guam Cooperative Extension and Outreach. UOG provides outreach programs to the residents about eating smart and being active through its Expanded Food & Nutrition Program (EFNEP). EFNEP focuses on families with young children. EFNEP Coordinators came directly to the sites to engage participation with families and showcase ways families can make healthier food choices for meal preparation. Residents were also provided information on how to manage their funds for purchasing food items as well as how to choose the right physical activities for their families.

	<p>Other UOG programs will be to conduct assessment needs of the families at the different sites to match available programs some of which are described below:</p> <p><i>Agriculture and Natural Resources (Agricultural Economics, Container Gardening, Walk to Wellness)</i> <i>Consumer & Family Sciences (Community Nutrition Education Programs, Expanded Food and Nutrition Education Program, supplemental Nutrition Assistance Program- Education, Healthy Aging, etc.)</i> <i>4-H and Youth Development (Enrichment Programs, STEM Programs, etc.)</i> <i>Community Development (Workforce Development, Entrepreneur Training, Leadership Training, Financial Management Training, Asset Mapping, Needs Assessment Instruments and Data Collection)</i></p> <p>4-H Youth Development Programs being offered assist youth in acquiring knowledge, developing skills, and forming attitudes that will enable them to become self-directing, productive and contributing members of society.</p> <ul style="list-style-type: none"> AMP 4 has completed renovation of the old AMP 1 office and continues to plan to have programs geared towards classroom instruction in resident self-sufficiency programs some of which are listed above. All AMP sites continue to work closely with Manelu and other non-profit organizations to provide a range of programs geared for families from all public housing sites. <p>AMP 4 Property Site Manager recently met with the Department of Youth Affairs (DYA) Director, Ms. Lani Brenan and her staff to discuss utilizing the old AMP 1 office for their youth group programs and incorporate this with the programs listed above. The goal is for this facility to be community based and open to a variety of programs available in the community. A Memorandum of Understanding (MOU) is anticipated shortly.</p> <p><u>Violence Against Women Act (VAWA)</u> The last updated revision to the Housing Choice Voucher (HCV) Admin Policy was on September 27, 2018, and the Public Housing Admissions and Continued Occupancy Policy (ACOP) on August 31, 2017. Both policies incorporated the latest VAWA update. GHURA will continue to include any approved changes in the Admin Policy and ACOP, changes are reviewed by the public and approved by the Board of Commissioners prior to implementation.</p> <p>The revised 2020 ACOP is out for public comment review, approval is anticipated to be completed before July 2021. Changes under VAWA include a preference for victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><u>Other</u> Utility Allowance (UA). The Utility Allowance study has been waived for FY 2020 as listed in the PIH Notice 2020-05 and adopted by GHURA. The UA schedule for Public Housing units remains in effect.</p> <p>Challenged Elements.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Meeting Minutes (Exhibit C).</p>

B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Five Year Action Plan report year 2020-2024 (HUD Form 50075.2) has been entered into the EPIC on-line data system and approved by HUD electronically in EPIC on April 20, 2020.</p> <p>CFP Five Year Action Plan (Form HUD50075.2) report year 2021 – 2025 has been entered into EPIC and is awaiting approval by HUD.</p>

Capital Fund Program Five Year Action Plan (2021-2025)

HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Guam Housing & Urban Renewal Authority		Locality (City/County & State)				
PHA Number: GQ001		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	AUTHORITY-WIDE	\$439,820.00	\$444,820.00	\$449,820.00	\$654,820.00	\$419,820.00
	GHURA 250 (GQ001000001)	\$541,616.00	\$404,000.00	\$319,000.00	\$266,000.00	\$789,881.00
	GHURA 100 (GQ001000002)	\$366,500.00	\$367,000.00	\$642,000.00	\$535,427.00	\$528,250.00
	GHURA 99 (GQ001000003)	\$266,000.00	\$555,385.00	\$298,820.00	\$683,704.00	\$330,250.00
	GHURA 250 (GQ001000004)	\$986,515.00	\$829,246.00	\$890,811.00	\$460,500.00	\$532,250.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$439,820.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, managing, implementation and monitoring activities to include supplies in support of these activities.		\$260,044.00
ID0049	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0051	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0114	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0151	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$20,000.00

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Work Statement for Year 1 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000001)			\$541,616.00
ID0054	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior doors and door jamb to aluminum.		\$266,000.00
ID0152	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP1.		\$135,616.00
ID0177	Repair and Installation of New Site Lighting at AMP1(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Provide new site lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted and stainless steel metal brackets. Work to include new electrical underground raceway.		\$30,000.00
ID0205	Drainage/Swale Correction at AMP1(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Existing concrete swale damaged 100± ft to be removed and disposed. Provide new reinforced concrete swale, work to consist of tree removal with 5ft each sides along swale. Construct new reinforced concrete swale where existing earth swale occur. New reinforced concrete swale to consist of a new drainage head wall. Construct new low wall 24" high along existing fence line.		\$110,000.00

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	GHURA 100 (GQ001000002)			\$366,500.00
ID0055	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
ID0153	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP2.		\$20,000.00
ID0204	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 5 units at AMP2. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$42,500.00
	GHURA 99 (GQ001000003)			\$266,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$266,000.00
				\$986,515.00
ID0057	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 11 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$418,000.00
ID0154	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP4.		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0175	Drainage Correction at AMP4(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5 feet deep + by 40-50 feet + long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.		\$563,515.00
	Subtotal of Estimated Cost			\$2,600,451.00

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Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$555,385.00
ID0060	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 15 units at AMP3. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$86,385.00
ID0069	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
ID0108	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Completely remove and replace exterior door and jamb at 25 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$125,000.00
ID0180	Installation of New Site Lighting at AMP3 Elderly(Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Remove existing lighting, provide new Site lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets.		\$40,000.00

audit)	Audit costs
(1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)

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ID0148	Operations(Operations (1406))	Operations		\$15,000.00
	GHURA 250 (GQ001000001)			\$404,000.00
ID0067	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
ID0138	Installation of New Site Lighting at AMP1(Non-Dwelling Site Work (1480)-Site Utilities,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.		\$100,000.00
	GHURA 100 (GQ001000002)			\$367,000.00

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Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$342,000.00
ID0179	Installation of New Site Lighting at AMP2 Elderly(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Remove existing lighting, provide new Site lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets.		\$25,000.00
	GHURA 250 (GQ001000004)			\$829,246.00
ID0070	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 12 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$456,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0157	Remove and Replace Fencing at AMP4(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Remove, dispose and replace existing perimeter fence line around property at AMP4 Dededo G48 and G82. Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch prevision (gate at various locations for maintenance propose).		\$243,246.00
ID0178	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace 24 units windows with energy efficient type.		\$120,000.00
ID0181	Installation of New Site Lighting at AMP4 Elderly(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities)	Remove existing lighting, provide new Site lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets.		\$10,000.00
	Subtotal of Estimated Cost			\$2,600,451.00

(10)-Salaries,Administration (1410)-Sundry	Planning, implementation and monitoring activities to include the costs of these activities.
(Audit)	Audit costs

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Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0182	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$10,000.00
	GHURA 250 (GQ001000004)			\$890,811.00
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35.G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 25 units exterior door and jamb at AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$125,000.00
ID0127	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 12 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$450,515.00
ID0135	Design & Construct New Metal Frame Structure over Existing Basketball Court at AMP4(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category 4C ₁ . Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide		\$300,296.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		sliding gate and 1-5ft. wide personal gate with lock provision, retrofit existing basketball pipe stands, resurface of existing basketball court, and provide new basketball markings.		
ID0184	Separate Kitchen and Laundry Drains at Duplex and Fourplex(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	At 10 units at AMP4, provide new surface mounted waste line drain for laundry, utility and kitchen sink. Existing waste line to remain and use for vent thru roof (VTR), new surface mounted waste line shall be 2" PVC pipe with clean out inside base cabinet. Connect new 2" dia. Waste line to existing 4" main, concrete encase joint connecting point. GHURA site inspection required prior to pipe joint concrete placement.		\$15,000.00
	GHURA 250 (GQ001000001)			\$319,000.00
ID0125	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
ID0183	Separate Kitchen and Laundry Drains at Duplex and Fourplex(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	At 10 units at AMP1, provide new surface mounted waste line drain for laundry, utility and kitchen sink. Existing waste line to remain and use for vent thru roof (VTR), new surface mounted waste line shall be 2" PVC pipe with clean out inside base cabinet. Connect new 2" dia. Waste line to existing 4" main, concrete encase joint connecting point. GHURA site inspection required prior to pipe joint concrete placement.		\$15,000.00

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	GHURA 100 (GQ001000002)			\$642,000.00
ID0126	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$342,000.00
ID0130	Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	New Reinforced Concreted Shade structure shall consist of free standing colums (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assemebled and anchored on reinforced foundation. Design shall be considered insurable.		\$300,000.00
	GHURA 99 (GQ001000003)			\$298,820.00
ID0128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$298,820.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Building			
	Subtotal of Estimated Cost			\$2,600,451.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$683,704.00
ID0143	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$175,000.00
ID0171	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.		\$266,000.00
ID0176	Expansion of AMP3 Site Base Office(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	Expand AMP3 Site Base Office		\$242,704.00
	GHURA 250 (GQ001000004)			\$460,500.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0149	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 5 units at AMP4. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$42,500.00
ID0172	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 11 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.		\$418,000.00
	AUTHORITY-WIDE (NAWASD)			\$654,820.00
ID0155	Operations Costs(Operations (1406))	Operations Costs		\$15,000.00
ID0163	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$260,044.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0164	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0165	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0166	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0167	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0168	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	Professional services to conduct a Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit		\$190,000.00
ID0185	Management Improvements(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software		\$10,000.00
ID0186	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$20,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000001)			\$266,000.00
ID0169	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$266,000.00
	GHURA 100 (GQ001000002)			\$535,427.00
ID0170	Unit Modernization at Yona (G100), Talofofo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0174	Remove and Replace Exterior and Security Screen Door at Yona, Talofoto, Inarajan(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 25 units exterior door and jamb at AMP2. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$125,000.00
ID0187	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace 22 units windows with energy efficient type.		\$106,427.00
	Subtotal of Estimated Cost			\$2,600,451.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$330,250.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 15 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$26,250.00
ID0195	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit- Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings- etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)- Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit- Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit- Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.		\$304,000.00
	GHURA 250 (GQ001000001)			\$789,881.00
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 15 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$26,250.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0133	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	5 Units at AMP1: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$101,250.00
ID0193	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$304,000.00
ID0199	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 5 units at AMP1. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$42,500.00
ID0200	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace 19 units windows with energy efficient type.		\$95,000.00
ID0203	Design & New Construct New Metal Frame with new Basketball Court(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Construct New Basketball Court with new Steel Frame Covered Structure, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category 4C. Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide		\$220,881.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		sliding gate and 1-5ft. wide personal gate with lock provision.		
	GHURA 100 (GQ001000002)			\$528,250.00
ID0158	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 15 units at AMP2 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$26,250.00
ID0194	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$342,000.00
ID0198	Remove and Replace Exterior and Security Screen Door at AH, Mong, Sinaj (G250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 20 units exterior door and jamb at AMP1. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0201	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$60,000.00
	GHURA 250 (GQ001000004)			\$532,250.00
ID0173	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 15 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$26,250.00
ID0197	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.		\$456,000.00
ID0202	Installation of Bollards(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Signage)	Installation of Bollards to prevent unauthorized access to green area. Bollards shall be 6" diameter Galvanized Steel pipe filled with concrete at approximately 1,958 sf. Spaced at every 5 feet (max) and painted yellow. Bollard shall be 3 feet high minimum and the top of footing is 3" higher from the existing grade.		\$50,000.00

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Work Statement for Year 5 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$419,820.00
ID0188	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$260,044.00
ID0189	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0190	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0191	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0192	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
	Subtotal of Estimated Cost			\$2,600,451.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2021	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2021	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$439,820.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Operations(Operations (1406))	\$15,000.00
Subtotal of Estimated Cost	\$444,820.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Relocation(Contract Administration (1480)-Relocation)	\$20,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Subtotal of Estimated Cost	\$449,820.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations Costs(Operations (1406))	\$15,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$260,044.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
Management Improvements(Management Improvement (1408)-System Improvements)	\$10,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Subtotal of Estimated Cost	\$654,820.00

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Work Statement for Year 5	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$260,044.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Subtotal of Estimated Cost	\$419,820.00

Amendment to CFP Five Year Action Plan (2020-2024)

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Status: Approved

Approval Date: 03/10/2021

Approved By: SYSTEM

Part I: Summary						
PHA Name : Guam Housing & Urban Renewal Authority		Locality (City/County & State)				
PHA Number: GQ001		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	GHURA 250 (GQ001000001)	\$468,500.00	\$449,616.00	\$174,000.00	\$456,000.00	\$335,296.00
	GHURA 250 (GQ001000004)	\$1,227,616.00	\$869,000.00	\$533,246.00	\$570,296.00	\$416,250.00
	GHURA 100 (GQ001000002)	\$421,000.00	\$281,000.00	\$261,000.00	\$618,500.00	\$431,000.00
	AUTHORITY-WIDE	\$485,263.00	\$515,263.00	\$450,263.00	\$475,263.00	\$640,263.00
	GHURA 99 (GQ001000003)	\$350,000.00	\$290,000.00	\$986,370.00	\$284,820.00	\$378,704.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000001)			\$468,500.00
ID0071	Remove and Replace Exterior and Security Screen Door at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 30 units exterior door and jamb at AMP1. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$150,000.00
ID0039	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0086	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernize of 15 units at the AMP1 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0106	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing inkind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.		\$17,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000004)			\$1,227,616.00
ID0105	Remove and Replace Existing Fencing at AMP4 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Existing perimeter to be removed, disposed and replaced with new. New Fence shall be 6ft. high consisted with 2-layers 8in. thick CMU reinforced low wall with footing continuous (bottom of fence), 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 3 - 4ft. wide personal gates with latch prevision (gate at various locations for maintenance propose).		\$245,616.00
ID0042	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure.		\$290,000.00
ID0145	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing inkind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.		\$17,000.00
ID0175	Drainage Correction at AMP4(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5 feet deep + by 40-50 feet + long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.		\$675,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year** 1 2020

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$421,000.00
ID0146	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP2 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Include handicap parking identification.		\$100,000.00
ID0040	Unit Modernization at Yona (G100), Talofotofo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$261,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	Existing balcony railings to be replaced with new at AMP2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings)	Remove and replace railings at 12 units at AMP2. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.		\$60,000.00
	AUTHORITY-WIDE (NAWASD)			\$485,263.00
ID0031	Operations(Operations (1406))	Operations		\$30,000.00
ID0032	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0033	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0034	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0035	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid rand request for qualifications.		\$7,776.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0037	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$35,000.00
ID0144	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$20,000.00
	GHURA 99 (GQ001000003)			\$350,000.00
ID0041	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical)	Complete unit modernization of 10units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$290,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0112	Existing balcony railing to be replaced with new at GHURA 83(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Remove and replace railings at 12 units at AMP3. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.		\$60,000.00
	Subtotal of Estimated Cost			\$2,952,379.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$515,263.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0049	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0051	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0058	Management Improvement(Management Improvement (1408)-System Improvements)	Management Improvement (Systems Improvement) - Up-grade mainframe hardware and software.		\$30,000.00
ID0114	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$10,000.00
ID0148	Operations(Operations (1406))	Operations		\$50,000.00
ID0151	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$25,000.00
	GHURA 250 (GQ001000001)			\$449,616.00
ID0054	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 91 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$140,000.00
ID0152	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP1.		\$135,616.00
	GHURA 100 (GQ001000002)			\$281,000.00
ID0055	Unit Modernization at Yona (G100), Talofofo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0153	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP2.		\$20,000.00

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$290,000.00
ID0056	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
				\$869,000.00
ID0057	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year** 2

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35.G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 53 units exterior door and jamb at AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$266,500.00
ID0149	Kitchen Renovation(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Kitchen modernization of 15 units at AMP4. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0150	Renovate Unit for 504 Accessibility(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units at AMP4 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$180,000.00
ID0154	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead-Based Paint at AMP4.		\$5,000.00
	Subtotal of Estimated Cost			\$2,404,879.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year** 3

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$986,370.00
ID0060	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 15 units at AMP3. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$127,500.00
ID0069	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
ID0108	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Completely remove and replace exterior door and jamb at 56 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$280,000.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 97 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$168,870.00

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0156	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP3 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00
	AUTHORITY-WIDE (NAWASD)			\$450,263.00
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$150,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0115	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0155	Operations Costs(Operations (1406))	Operations Costs		\$50,000.00
	GHURA 250 (GQ001000001)			\$174,000.00
ID0067	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$261,000.00
ID0068	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-GHURA 250 (GQ001000004)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
				\$533,246.00
ID0070	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$475,263.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$20,000.00
ID0053	Operations Costs(Operations (1406))	Operations Costs		\$30,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0121	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0122	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0123	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0124	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0160	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services		\$25,000.00
	GHURA 250 (GQ001000001)			\$456,000.00
ID0125	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0133	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	8 Units at AMP1: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories refers to work on ceiling)		\$162,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0159	Renovate Unit for 504 Accessibility(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 4 units at AMP1 to include kitchen, bathroom, bedroom and living room, renovation will comply with 504 unit "Uniform Federal Accessibility Standard (UFAS)". Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebars, cracks at roof and beams and building structure. Include handicap parking identification.		\$120,000.00
	GHURA 100 (GQ001000002)			\$618,500.00
ID0126	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0130	Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-	New Reinforced Concreted Shade structure shall consist of free standing coluns (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assembled and anchored on reinforced foundation. Design shall be considered insurable.		\$200,000.00

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Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
ID0158	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 90 units at AMP2 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$157,500.00
	GHURA 250 (GQ001000004)			\$570,296.00
ID0127	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$290,000.00
ID0135	Design & Construct New Metal Frame Structure over Existing Basketball Court at AMP4(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category 4C. Seismic forces-per IBC 2009 edition.Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide		\$250,296.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		sliding gate and 1-5ft. wide personal gate with lock provision, retrofit existing basketball pipe stands, resurface of existing basketball court, and provide new basketball markings.		
ID0161	Installation of New Speed Bumps(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Install speed bumps with the GHURA Public Housing Site at AMP4		\$30,000.00
	GHURA 99 (GQ001000003)			\$284,820.00
ID0128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Exterior (1480)-	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$284,820.00
	Subtotal of Estimated Cost			\$2,404,879.00

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Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 250 (GQ001000001)			\$335,296.00
ID0138	Installation of New Site Lighting at AMP1(Dwelling Unit-Site Work (1480)-Lighting)	Provide new Site Lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with various roof top with stainless steel metal brackets, existing street light to be rewired and connect existing electrical panel at common area (laundry)		\$20,000.00
ID0143	Install Fencing at AMP1 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	New Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch prevision (gate at various locations for maintenance propose).		\$123,296.00
ID0169	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$192,000.00
	AUTHORITY-WIDE (NAWASD)			\$640,263.00

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Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0162	Operations(Operations (1406))	Operations		\$50,000.00
ID0163	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$240,487.00
ID0164	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0165	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0166	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0167	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0168	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	Professional services to conduct a Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit		\$190,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 100 (GQ001000002)			\$431,000.00
ID0170	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$256,000.00
ID0174	Remove and Replace Exterior and Security Screen Door at Yona, Talofoto, Inarajan(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 35 units exterior door and jamb at AMP2. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$175,000.00
	GHURA 99 (GQ001000003)			\$378,704.00
ID0171	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure.		\$288,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)			
ID0176	Expansion of AMP3 Site Base Office(Non-Dwelling Exterior (1480)-Canopies, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Storage Area)	Expand AMP3 Site Base Office		\$90,704.00
	GHURA 250 (GQ001000004)			\$416,250.00
ID0172	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodore, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure.		\$320,000.00
ID0173	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 55 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$96,250.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 1 2020	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$30,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

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Work Statement for Year	1 2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Improvements(Management Improvement (1408)-Staff Training)	\$35,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Subtotal of Estimated Cost	\$485,263.00

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Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Management Improvement(Management Improvement (1408)-System Improvements)	\$30,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2 2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00
Operations(Operations (1406))	\$50,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$25,000.00
Subtotal of Estimated Cost	\$515,263.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Operations Costs(Operations (1406))	\$50,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$450,263.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Relocation(Contract Administration (1480)-Relocation)	\$20,000.00
Operations Costs(Operations (1406))	\$30,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	\$25,000.00
Subtotal of Estimated Cost	\$475,263.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$50,000.00
Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$240,487.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
Subtotal of Estimated Cost	\$640,263.00

Exhibits



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



DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2022 PHA PLAN

GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority's mission, goals, and objectives
- A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events
- A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program
- A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA
- A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan

Significant Amendment/Modification to Capital Fund Program

GHURA considers a "significant amendment/modification" to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the Board of Commissioners. Specifically the following will be considered to constitute a significant amendment/modification:

- Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan); and
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed finance or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. HUD will not consider such changes as significant amendment.

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual PHA plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

GHURA Policy

GHURA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

GHURA Policy

GHURA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by GHURA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

GHURA Policy

For developments outside the EIR GHURA will take the following actions to provide for deconcentration of poverty and income mixing:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

GHURA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by GHURA.

When selecting applicants from the waiting list, GHURA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. GHURA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and GHURA Policy.

MINUTES

RESIDENT ADVISORY BOARD (RAB) MEETING**February 18, 2021 5:30 p.m.**

The Guam Housing and Urban Renewal Authority (GHURA) held a Zoom meeting with the members of the Resident Advisory Board (RAB) on February 18, 2021, at 5:30 p.m. The meeting was to discuss the Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five Year Action Plan (2021-2025).

RAB members in attendance:

Robin Harry	Keithleen Harry
Katrina Ueno	James Ueno
Michelle Binuya	Elvina Solden
Asiko Achew	Ciana Miner
Shauntay Afilleje	

GHURA Staff in attendance:

Katherine Taitano, Chief Planner	Alvina Castro, Program Coordinator
Narcy Ada, Property Site Manager	Gina Cura, Property Site Manager
Patrick Bamba, Property Site Manager	Philomena San Nicolas, Property Site

General Discussion/Announcements

The RAB members were provided with a copy of the draft Annual PHA Plan and the CFP Five Year Action Plan. Role of the RAB was outlined, as there are new members. The discussion was open to all portions of the Plans. The following topics were discussed:

- PHA Plan Elements.
- New Activities.
- Most Recent Fiscal Year Audit.
- Progress Report
- CFP Five Year Action Plan Projects.

The following were the questions posed and the responses:

Q: Where on the GHURA website can I find the Housing Study and Analysis of Impediments to Fair Housing? I am interested in knowing how GHURA plans to help people like me graduate out from Public Housing.

R: We will send you a link.

Q: I have been on the FSS waitlist since 2017.

R: I spoke with the FSS coordinator and they are aware. It was explained that they do not have as many available for Public Housing residents as they do for Section 8. Encouraged her to continue on the waitlist as the FSS is a great program to help her reach her goals.

Q: Can the roof insulation for the units be addressed during the unit Mod projects?

R: We will put this up for discussion with the A/E division. The issue may be the cost, the cost of modernizing a unit has really increased and requests for units to be placed under unit modernization has increased too.

Information was provided by the public housing PSM that the Admissions and Continued Occupancy Policy (ACOP) has been updated and that it will be advertised for public comment at the same time as

the PHA Plan and CFP 5-Year Action Plan. Both the Plans and the ACOP will be presented before the Board together.

The attendees were informed that the public is being notified of the availability of the Plans for review, advertisement dates are from March 18 to May 3, 2021. It was explained that if they had questions regarding the Plans, or wanted to suggest changes or additions, that they needed to do it within the timeline indicated. Also, the final draft will be prepared and it will be provided to them for final review and another RAB meeting on April 5, 2021 for the review.

No further questions or comments were posed. The meeting was concluded.



GHURA

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EQUAL HOUSING
OPPORTUNITY

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

NOTICE FOR PUBLIC COMMENT

Annual PHA Plan (FY2022), Capital Fund Program Five-Year Action Plan (2021-2025)

Significant Amendment to the CFP 5-Year Action Plan (2020-2024)

and the Revision to the Admissions and Continued Occupancy Policy

(This ad is paid for by the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

The Guam Housing and Urban Renewal Authority (GHURA) is seeking public comment(s) on the Authority's Annual PHA Plan (FY2022) and Capital Fund Program (CFP) Five-Year Action Plan (2021-2025) for the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs. The Annual Plan details GHURA's proposed goals and objectives and the CFP 5-Year Action Plan outlines Public Housing capital improvements. GHURA is also seeking public comment on the Substantial Amendment to the CFP Five Year Action Plan (2020-2024) and the Revision to the Admissions and Continued Occupancy Policy (ACOP). Copies of the Plans and the ACOP are available for public review at the following locations, Monday through Friday from 8 a.m. to 5 p.m. (except on holidays).

- GHURA's Main Office: 117 Bien Venida Avenue, Sinajana
- GHURA's Site Based Offices:
 - AMP1, Central Site Base, #23 Paquito Street, Toto Gardens
 - AMP2, Southeast Site Base, #10 JCRojas Street, Yona
 - AMP3, Southwest Site Base, Pagachao Drive, Agat
 - AMP4, Northern Site Base, Doni Lane, Toto Gardens
- Guma Trankilidat Management Office, Tumon
- GHURA's website, www.ghura.org

The CFP Five Year Plan (2020-2024) included the Drainage Correction project at Toto, GHURA 250 AMP4 Site. The necessary Substantial Amendment to the Five Year Plan is to adjust the change in the scope of work and the additional funding necessary to cover the change. GHURA is seeking public comment regarding the Substantial Amendment.

If you require additional information please contact Ms. Katherine E. Taitano, Chief Planner, at 475-1322. Any person(s) agencies, or organizations wishing to comment on any of the Plans are encouraged to do so by submitting a written statement to GHURA during its regular business hours of operation, beginning March 19, 2021 through May 6, 2021. Written and/or oral comments(s) may also be submitted via facsimile at 300-7565; or email to katherine@ghura.org, or through the U.S. Postal Service to GHURA's Main Office at the address stated above.

A Public Hearing is also scheduled for 10:00 a.m. May 6, 2021. Due to restriction on public meetings and social distancing resulting from the COVID-19 crisis, the meeting will be held via Zoom. Individuals wishing to submit oral or written comments are invited to attend. If you wish to attend please contact Alvina Castro, at 475-1401 or via email at alvina@ghura.org no later than May 3, 2021. Your information will be needed in order to send the Zoom invite to attend the meeting. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

RAY S. TOPASNA
Executive Director

GHURA does not discriminate against persons with disabilities.
The Chief Planner has been designated as Section 504 Coordinator.
The Coordinator can be contacted at the above address and telephone numbers.