



BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., November 22, 2019  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
**AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing - Friday, November 15, 2019

2<sup>nd</sup> Printing - Wednesday, November 20, 2019

**III. APPROVAL OF PREVIOUS BOARD MINUTES - November 15, 2019**

(Deferred to the Next Scheduled Board Meeting)

**IV. NEW BUSINESS**

**Page(s)**

1. Request for Approval .....

1 - 7

RFP#GHURA-7-1-2019, Professional Services for an Analysis of  
Impediments to Fair Housing

**V. OLD BUSINESS**

1. Update on the Central Police Precinct

**VI. CORRESPONDENCE AND REPORTS**

(None)

**VII. BOARD EXECUTIVE SESSION**

1. Litigation Matters

**VIII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Friday, December 13<sup>th</sup> @ 12:00 p.m.

**IX. ADJOURNMENT**





GUAM COMMUNITY COLLEGE  
OFFICE OF THE PRESIDENT  
Mary A.Y. Okada, Ed.D.

**PUBLIC ANNOUNCEMENT**

This Advertisement is paid with Government of Guam General Funds by:  
Guam Community College

The Guam Community College is soliciting proposals from qualified firms or individuals interested in providing legal services.

Request for Proposal (RFP) packages may be obtained at the Guam Community College's Materials Management Office in Mangilao (GCC Student Services & Administration Building, Room 2105, 1<sup>st</sup> floor), Guam from Monday through Friday, excluding Government holidays between 8:00 a.m. and 5:00 p.m. The RFP package may also be requested electronically via email: [materialsmanagement@guamcc.edu](mailto:materialsmanagement@guamcc.edu). Deadline for submission of all proposals to the GCC Materials Management Office is no later than 5:00 p.m. Chamorro Standard Time (Guam Time), Tuesday, December 3, 2019. All proposals must be submitted to the attention of Mary A.Y. Okada, Ed.D., Guam Community College President.

Guam Community College reserves the right to reject any or all proposals, solicit new proposals, waive minor informalities or irregularities or award the Legal Services in whole or in part.

All questions regarding the proposal should be made in writing and directed to Guam Community College President at: [materialsmanagement@guamcc.edu](mailto:materialsmanagement@guamcc.edu) or facsimile at (671) 734-5238. Except to the above person named, direct or indirect contact with GCC's Management or Staff, Board members, or any person participating in the selection process is prohibited.

/s/ MARY A.Y. OKADA, Ed.D.  
President

GCC is an equal opportunity provider and employer. Individuals requiring special accommodations, auxiliary aids, or services, please contact 735-5597.



PORT OF GUAM  
ATURIDAT I PUETTON GUAHAN  
Jose D. Leon Guerrero Commercial Port  
1026 Cabras Highway, Suite 201, Piti, Guam 96925  
Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445  
Website: [www.portguam.com](http://www.portguam.com)



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

The Port Authority of Guam Board of Directors will hold its Regular Board meeting on **Tuesday, November 19, 2019 at 3:00 p.m.** at the Board of Directors' Conference Room, Port Authority of Guam, Cabras Island, Piti. Business to be transacted include: Legal Matters pursuant to §8111(c) as well as other regular agenda items. Individuals with disabilities who may need special accommodations may contact Mr. Simeon Delos Santos, ADA Coordinator at 477-5931/4, ext. 430.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

**Board of Commissioners Meeting & Executive Session**

**12:00 P.M., Friday, November 22, 2019**

**GHURA Main Office**

**1<sup>st</sup> Floor Conference Room**

**117 Bien Venida Avenue, Sinajana**

For special accommodation, contact Ms. Kathy Taitano Tel No. 475-1322 or TTY #472-3701

**HEDCO Local Development Corporation**

Statement of Financial Condition  
September 30, 2019

Assets		
Cash and Cash Equivalents	\$	4,072,680.45
Net Fixed Assets		196,194.14
Other Assets		55.00
Total Assets	\$	4,268,929.59
Liabilities	\$	256,292.94
Fund Balance		4,012,636.65
Total Net Worth	\$	4,268,929.59

Statement of Revenue, Expenditures and Changes in Fund Balance  
September 30, 2019

Revenues	\$	1,230,559.37
Expenses		1,126,979.80
Excess of Revenues over Expenses	\$	103,579.57



**GOVERNMENT OF GUAM**

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES  
DIPARTAMENTON SALUT PUPBLEKO YAN SETBISION SUSIAT  
123 Chalan Kareta Mangilao, Guam 96913-6304



LINDA UNPINGCO DENORCEY, MPH  
DIRECTOR  
LAURETOS SF DENORAS, MPH, BSN, RN  
DEPUTY DIRECTOR

**NOTICE OF PUBLIC HEARING**

PURSUANT TO § 9301, DIVISION 1, CHAPTER 9 TITLE 5 GCA, ALL AGENCIES OF THE GOVERNMENT OF GUAM ARE REQUIRED TO PUBLISH A NOTICE OF PUBLIC HEARING ON THE ADOPTION, PROMULGATION, REPEAL, RECISSION, OR AMENDMENT OF RULES. THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES WILL BE ACCEPTING PUBLIC COMMENTS ON THE PROMULGATION OF REVISED RULES AND REGULATIONS GOVERNING THE ISSUANCE OF SANITARY PERMIT:

**DATE:** Thursday, December 3, 2019  
**TIME:** 9:00 A.M. TO 11:00 P.M.  
**PLACE:** Guam Environmental Public Health Laboratory, Dededo

Copies of the proposed rules and regulations are available for inspection at the Division of Environmental Health (DEH) on the 2<sup>nd</sup> floor of the Department of Public Health and Social Services in Mangilao, and on the DPHSS webpage at [dphss.guam.gov](http://dphss.guam.gov). Please call DEH at 735-7221 for questions and assistance.

LINDA UNPINGCO DENORCEY, MPH, Director

**GUAM WATERWORKS AUTHORITY**

"Better Water. Better Lives."  
Gloria B. Nelson Public Service Building  
688 Route 15, Mangilao, Guam 96913  
Tel: (671) 300-6026/27 Fax: (671) 649-3750

**THIS AD IS PAID FOR BY GWA (PUBLIC LAW 26-12)**

**INVITATION FOR BID**

The GUAM WATERWORKS AUTHORITY will receive sealed bids for Variable Frequency Drive System, GWA IFB. NO. 2020-01. Bids will be accepted until 10:00 a.m. Chamorro Standard Time, December 04, 2019 at the GWA Procurement Office first floor located at the Gloria B. Nelson Public Services Building in Mangilao at which time and place all bids will be publicly opened and read aloud. All bids must be accompanied by a Bid / Performance Bond in the amount of 15 percent (15%) of the total bid price. Bid security may be bid/performance bond, Surety Bond, certified check or cashier's check made payable to Guam Waterworks Authority. A non-refundable amount of \$15.00 is required for the purchase price of every set of bidding documents which are available at the GWA Procurement Office. Bidders can download a bid package at [www.guamwaterworks.org](http://www.guamwaterworks.org) without charge, although vendors are strongly encouraged to contact or visit GWA Procurement Office to register to ensure that updated information, notices or bid amendments are distributed to you.

GWA reserves the right to revise or reject any or all proposals and to waive any minor imperfection in the bid proposal in the interest of the Guam Waterworks Authority.

/s/ MIGUEL C. BORDALLO, PE

**SUPREME COURT OF GUAM**



**Notice of Bar Examination**

The Guam Board of Law Examiners is accepting applications for the  
**February 2020 Guam Bar Examination**

Bar Applications are available at the Supreme Court website at: [www.guamsupremecourt.com](http://www.guamsupremecourt.com) or at the Supreme Court of Guam, Clerk's office - Suite 300, Guam Judicial Center, Hagåtña.

Bar Examination Dates:  
**February 26 & February 27, 2020**

Applications must be received by:

Timely Filing Deadline:  
**December 2, 2019, 4:00 p.m.**

**\$800.00 application fee**

Late Filing Deadline:  
**January 2, 2020, 4:00 p.m.**

**\$800.00 application fee plus \$250.00 late fee**

For more information, you may contact:

Hannah Gutierrez Arroyo, Esq.  
BOARD OF LAW EXAMINERS  
Supreme Court of Guam  
Suite 300, Guam Judicial Center  
120 West O'Brien Drive Hagåtña, Guam 96910-5174  
Office hours: 8:00 a.m. - 4:00 p.m.  
Telephone: (671) 475-3120  
Facsimile: (671) 475-3140



# Blue Devils latest No. 1 ranked team

By Steve Wiseman  
The News & Observer  
(Raleigh, N.C.)

DURHAM, N.C. — Three polls into the season, Duke is the third team to ascend to No. 1 in the Associated Press Top 25 men's basketball rankings.

The Blue Devils (4-0), after pounding Central Arkansas, 105-54, and topping Georgia State, 74-63, last week at Cameron Indoor Stadium, took advantage of last week's No. 1 team, Kentucky, suffering a 67-64 home loss to Evansville last Tuesday night.

Duke had to fight hard in the second half of the Georgia State game to avoid an upset loss of its own. The Blue Devils won despite shooting a season-low 34.2% of the field. The game was tied at 40 with just under 17 minutes to play when Duke scored the game's next 13 points. Tre Jones, who finished with 31 points, scored 10 during that game-changing stretch.

Duke coach Mike Krzyzewski said his team didn't play with the intensity needed to beat a regular NCAA tournament participant like Georgia State early in the game.

"I've told my team this a number of times," Krzyzewski said last Friday night. "In the past couple of games, coaches have come in here and said how hard Duke plays, and those are great compliments, and that is our calling card. If you show up and don't play hard, that gives a lot of confidence to the other team - 'Oh, they're not who we thought they were' - so if we don't come out and match or exceed that effort, we're giving our opponent momentum right from the start."



**COACH K:** Duke head coach Mike Krzyzewski reacts during the first half against Central Arkansas at Cameron Indoor Stadium in Durham, N.C., on Tuesday, Nov. 12. Duke won, 105-54. Grant Halverson/Getty Images/Tribune News Service

"And I thought that was evident right away, because we weren't strong with the ball. And, not that (Georgia State) wasn't confident, but their confidence grew."

Now that Duke is No. 1, it will need that intensity to stay there as its foes seek to knock the Blue Devils from the top spot.

Duke opened the season ranked No. 4 and moved up to No. 2 last week after beating then No. 3 Kansas 68-66 in the Champions Classic at New York's Madison Square Garden on Nov. 5. That same night, in the second game of the Champions Classic doubleheader, Kentucky beat preseason No. 1 Michigan State, 69-62.

The Blue Devils return to that venue this week, facing California at 9 p.m. Thursday in the 2K Empire Classic tournament semifinals. Duke will play either Texas or Georgetown on Friday.

"Expect the same from this team - being extremely hungry still," Jones said after Friday night's win over Georgia State.

**MURRAY WILLING TO TRY:** Britain's Andy Murray reacts after the match against Dominic Thiem of Austria at the China Open men's quarterfinals Oct. 4 in Beijing, China. Thomas Peter/Reuters file photo



## Murray: Give revamped Davis format a try

(Reuters) - The revamped Davis Cup format making its debut this week is fantastic for tennis and must be given a chance to succeed, Britain's Andy Murray has said.

The weeklong tournament in Madrid's Caja Magica, involving 18 teams split into six groups of three, is being bankrolled by Barcelona defender Gerard Pique's investment firm Kosmos, who are pumping in \$3 billion over 25 years.

It is a major shake-up to the 119-year-old Davis Cup that originally had home and away ties played throughout the year, with critics saying a neutral venue will not sell enough tickets and will not have the same atmosphere when teams compete.

"I respect that (Pique) is trying to do

something new and different in tennis," Murray told reporters. "Tennis is not always the easiest to make changes in and this is a big change."

"I hope it goes really well because, if it does, that's fantastic for tennis. I think there's some people that seem to be hoping it doesn't go well but I hope it goes really well and that it's a big success."

"The players and all of the fans need to try to give it a chance to see how it goes and I think we'll have a better idea after the tournament is finished."

The tournament begins later on Monday with the group winners and two best runners-up moving to the quarterfinals. The final will be contested on Sunday.

### PUBLICATION NOTICE

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

**ZHANG, BEIYE**  
dba: **ORIENTAL KITCHEN**

has applied for a Class: **Four (4)** "ON" Sale Beer Alcoholic Beverage License. Said premises being marked as lot: 531S Vietnam Veteran's Hwy 5369-1-4-R1, Mangilao.

### GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Board of Commissioners Meeting & Executive Session**  
**12:00 P.M., Friday, November 22, 2019**  
**GHURA Main Office**  
**1st Floor Conference Room**  
**117 Bien Venida Avenue, Sinajana**



**GUAM HOUSING CORPORATION**

P.O. Box 3457, Hagåtña, guam 96932

Guam Housing Corporation will hold a Regular Board of Directors Meeting on Wednesday, November 27, 2019 at 8:30 a.m. at GEDA conference room, 5th floor, ITC bldg. For more information or special accommodations, please call 647-4143.

### THE GUAM PRESERVATION TRUST



**GUAM INANGOKKON PRESERVATION INADAH! GUAYHAN TRUST**

**REGULAR BOARD OF DIRECTORS MEETING**  
**WEDNESDAY,**  
**NOVEMBER 27, 2019**  
**3:30 P.M.**

GPT CONFERENCE ROOM,  
167 PADRE PALOMO ST., HAGÁTÑA

**PUBLIC IS INVITED**

For Info Contact: 472-9439





**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., November 22, 2019  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
BOARD MEETING MINUTES**

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**I. ROLL CALL**

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at 12:00 p.m. by Chairman Flores. He also indicated that 5 members of the Board of Commissioners were present, representing a quorum. He called the meeting to order on Friday, November 22, 2019 at 12:00 p.m. in the GHURA Sinajana Main Office, 1st Floor Conference Room.

**PRESENT (QUORUM):**

Chairman Sabino Flores  
Commissioner Carl Dominguez  
Commissioner George Pereda  
Commissioner Joseph Leon Guerrero  
Commissioner Frank Ishizaki  
Legal Counsel Anthony Perez, Esq.

**ABSENT:**

Vice Chairwoman Monica Guzman

**PUBLIC:**

**MANAGEMENT & STAFF:**

Executive Director, Ray S. Topasna  
Deputy Director, Elizabeth F. Napoli  
Special Assistant, Audrey Aguon  
A&E Manager (Temporary)- Sonny Perez  
HR Administrator, Kimberly Bersamin

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Thursday, November 15, 2019  
2<sup>nd</sup> Printing – Wednesday, November 20, 2019  
**ACKNOWLEDGED**

**III. APPROVAL OF PREVIOUS BOARD MINUTES – Nov. 15, 2019**  
Deferred to next scheduled Board meeting

#### **IV. NEW BUSINESS**

##### **1. [269/19] Request for Approval**

RFP#GHURA-7-1-2019, Professional Services for an Analysis of Impediments to Fair Housing

Ms. Katherine Taitano stated that GHURA had completed the process of reviewing and selecting a proposal form from a firm to prepare a new Analysis of Impediments to Fair Housing (AIFH) report for Guam. This report is necessary to complete the 5-Year Consolidated Plan.

An RFP was advertised locally and off-island. GHURA opened the solicitation for a six-week period, which included a two-week extension. At the conclusion of the six-week period, GHURA received 2 inquiries, but only 1 submission.

After the review and the evaluation of the proposal submitted were conducted by the committee, it was determined that the bid was both responsive and responsible. It was also determined that the fee amount was fair, reasonable, and below GHURA's cost estimate.

Based on the committee's review and evaluation, GHURA requests that the board approve a contract for services with SMS Research and Marketing Services, Inc. in the amount of \$118,834.00 to proceed to conduct a 2019 Analysis of Impediments to Fair Housing.

**[270/19] A motion was made by Commissioner Dominguez to approve Request for a sole bid RFP#GHURA-7-1-2019-CPD to SMS Research and Marketing Services, Inc. in the amount of \$118,834 to proceed to conduct a 2019 Analysis of Impediments to Fair Housing. The motion was seconded by Commissioner Ishizaki. There were no objections to the motion. The motion was approved.**

#### **V. OLD BUSINESS**

##### **1. Update on the Central Police Precinct**

- Director Topasna stated that recent events have prevented GPD from occupying the Central Precinct
- Mr. Sonny Perez stated that on 11/15/19 he witnessed damage to control boards and equipment
- Carrier staff stated that Rex Int'l staff had damaged the control boards by forcing the start-up
- Carrier staff had pictures of the damages and will charge Rex int'l for damages



- Carrier staff will be on site to complete the start-up on Monday
- Phase II of Commissioning is inspecting duct work in the building

**VI. CORRESPONDENCE AND REPORTS**

**NONE**

**VII. BOARD EXECUTIVE SESSION**

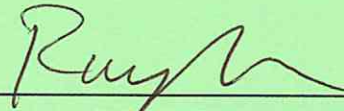
[271/19] Chairman Flores made a motion proposing to go into an Executive Session to discuss litigation matters. The motion was seconded by Commissioner Dominguez. There were no objections by the other board members. The motion was approved. (12:20 p.m.)

[272/19] Board meeting reconvened at 1:15 p.m.

**VIII. ADJOURNMENT**

[273/19] A motion was made by Commissioner Dominguez to adjourn the meeting. Commissioner Leon Guerrero seconded the motion. There were no objections by the other board members. The motion was approved. Meeting adjourned at *approximately* 1:20 p.m.

SEAL



RAY S. TOPASNA  
Board Secretary / Executive Director




# GHURA

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



## MEMORANDUM

To: GHURA Board of Commissioners

From: Executive Director 

Date: 21 November 2019

Subject: RFP # GHURA-7-1-2019-CPD  
Professional Services for an Analysis of Impediments to Fair Housing

At the Regular Board Meeting of November 22, 2019, a motion was made by Commissioner Dominguez and seconded by Commissioner Ishizaki to approve the Request for Sole Bid, RFP#GHURA-7-1-2019-CPD, to SMS Research and Marketing Services, Inc. in the amount of \$118,834 to proceed to conduct a 2019 Analysis of Impediments to Fair Housing. Without any further discussion and objection, the motion was approved.

Hafa Adai Commissioners.

The Authority has completed the process of reviewing and selecting a proposal from a firm to prepare a new Analysis of Impediments to Fair Housing (AIFH) report for Guam. The Authority is required to periodically reexamine the issues surrounding Fair Housing in the communities served by HUD Office of Community Planning and Development (CPD) funds. GHURA's aim is to use the information contained in this report as a logical basis for Fair Housing planning.

The RFP was advertised in the Guam Daily Post, a local newspaper of general circulation, on two occasions – 01 July and 08 July, 2019. We also researched potential off-island resources to notify them of the same opportunity. GHURA initially opened the solicitation for one month, but extended the deadline by two more weeks. At the conclusion of the six-week period, the Authority received two inquiries, but only one submission.

A review and evaluation were conducted on the one proposal submitted. The evaluation committee applied the evaluation method as identified in the RFP. The committee determined that the bid was both responsive and responsible, and that the fee amount is fair and reasonable and below GHURA's cost estimate of \$200,000.

Pursuant to GHURA's procurement policy<sup>1</sup>, if only one responsive bid is received from a responsible bidder, an award shall be made only if (1) the price can be determined to be reasonable based on a cost and price analysis, and (2) that GHURA obtains approval for contracts. Documentation provided will demonstrate that GHURA has complied with all necessary processes and that these conditions have been met.

**GHURA now requests Board approval of a contract for services with SMS Research and Marketing Services, Inc. in the amount of \$118,834 to proceed to conduct a 2019 Analysis of Impediments to Fair Housing.**

Attachments: Government Cost Estimate and Independent Cost Estimate Memos to File  
Proposer's Letter of Best and Final Offer  
HUD Letter Response dated 02 October 2019

<sup>1</sup> Procurement Policy Document 2017 – references to (1) Competitive Proposals and (2) Sealed Bids



# GHURA

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



September 25, 2019

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**Sabino P. Flores**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Carl V. Dominguez**  
Commissioner

**George F. Pereda**  
Commissioner

**Joseph A. Cameron**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

Mr. Mark Chandler  
Office of Community Planning and Development  
1132 Bishop Street, Suite 1400  
Honolulu, HI 96813

Subject: Request for Approval of Sole Bid  
RFP#-GHURA-7-1-2019- CPD  
Professional Services for an Analysis of Impediments to Fair  
Housing

Dear Mr. Chandler,

The Guam Housing and Urban Renewal Authority (GHURA) is seeking to engage a firm ("Firm") to provide consultancy services for an Analysis of Impediments to Fair Housing. Specifically, the selected Firm will conduct an analysis of impediments to fair housing and offer specific solutions. GHURA's aim is to use the information as a logical basis for Fair Housing planning.

The RFP was advertised in the local newspaper of general circulation which was issued on July 1, 2019 and July 8, 2019. GHURA initially opened the solicitation for one month, but extended the deadline by two weeks. GHURA received two inquires, but only one submission. It is a known fact that there are no Guam-based firms qualified to do an Analysis of Impediments to Fair Housing. Thus, we reached out to off-island resources but also received a limited response.

A review and evaluation were conducted for the one bid submitted. The method of evaluation was based on the criteria and weight as identified in the RFP. The evaluation committee determined that the sole submission is responsive to GHURA's solicitation. GHURA has determined the fee amount is both fair and reasonable.

Per GHURA's procurement policy, if only one responsive bid is received from a responsible bidder, an award shall not be made unless (1) the price can be determined to be reasonable based on a cost and price analysis and (2) that GHURA obtains HUD approval for contracts.



GHURA is requesting for HUD's approval to award RFP#-GHURA-7-1-2019-CPD Professional Services for an Analysis of Impediments to Fair Housing in the amount of \$118,834. If you have any questions, please feel free to contact Katherine Taitano, Chief Planner, at (671) 475-1322 or via email at [katherine@ghura.org](mailto:katherine@ghura.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray S. Topasna', written in a cursive style.

RAY S. TOPASNA  
Executive Director

Attachments:

- Exhibit 1: Public Notice July 1 and July 8, 2019
- Exhibit 2: Procurement packet and ICE
- Exhibit 3: Prospecting email
- Exhibit 4: Log of bids received
- Exhibit 5: Proposal received
- Exhibit 6: Evaluation of sole proposal
- Exhibit 7: ICE vs. proposal





***Beyond Information. Intelligence.***

*Database Marketing*  
*Economic & Social Impact Studies*  
*Evaluations*  
*Research*  
*Modeling/Forecasting*

September 23, 2019

**SMS**  
1042 Fort Street Mall  
Suite 200  
Honolulu, HI 96813  
Ph: (808) 537-3356  
Toll Free (877) 535-5767  
E-mail: [info@smshawaii.com](mailto:info@smshawaii.com)  
Website: [www.smshawaii.com](http://www.smshawaii.com)

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

Aloha Mr. Topasna:

As per your request dated September 19<sup>th</sup>, 2019 we have prepared our best and final offer for the RFP#-GHURA-7-1-2019-CPD.

We have reviewed the scope of work outlined in our proposal dated July 31<sup>st</sup> and foresee no changes to the work plan.

Our BAFO price for the project is \$118,834. The SMS team looks forward to working with you and the GHURA team.

Best regards,

James E. Dannemiller  
Executive Vice President  
SMS Research & Marketing Services, Inc.





# GHURA

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



September 25, 2019

TO: FILE  
FROM: Community Planning & Development Division, GHURA  
SUBJECT: RFP#-GHURA-7-1-2019-CPD: Analysis of Impediments to Fair Housing  
Choice (AI)  
COST ESTIMATE

Based on the past AI study done in 2011, the awarded contract to SMS Research and Marketing Services was in the amount of \$50,000.

The 2019 scope of work called for in the current AI RFP requires additional deliverables, including community outreaches, mapping, and the collection of data elements stated in HUD's Assessment of Fair Housing tool. The 2019 AI study requires a new approach, including additional community outreach hours. GHURA is also requiring the completion of the project within a five-month time period.

Using GHURA's prior contract from 2009 as a baseline, while calculating for inflation and the added scope of work, GHURA's government estimate for the 2019 RFP is \$120,000 for Professional Services for An Analysis of Impediments to Fair Housing Choice.





# GHURA

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



September 19, 2019

TO: FILE

FROM: Community Planning & Development Division, GHURA

SUBJECT: RFP#- GHURA-7-1-2019-CPD: Analysis of Impediments to Fair  
Housing Choice (AI)  
ICE vs. Proposal

Based on GHURA's cost estimate of \$120,000 for the subject RFP, GHURA finds the cost submitted by SMS Research and Marketing Services in the amount of \$118,834 to be fair and reasonable. In our discussions with SMS Research and Marketing Services, their cost is the bottom-line number. The fee is fixed, all-inclusive cost to GHURA.





U.S. Department of Housing and Urban Development

Honolulu Field Office – Region IX  
1132 Bishop Street, Suite 1400  
Honolulu, Hawaii 96813  
<http://www.hud.gov>  
<http://www.espanol.hud.gov>

October 2, 2019

*MS* *al d. Genta*  
*MS*

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

Dear Mr. Topasna:

SUBJECT: Sole Bid RFP#-GHURA-7-1-2019-CPD Professional Services for an Analysis of Impediments to Fair Housing

The U.S. Department of Housing and Urban Development (HUD) received the Guam Housing and Urban Renewal Authority's (GHURA's) letter providing its sole bid for RFP#-GHURA-7-1-2019-CPD Professional Services for an Analysis of Impediments to Fair Housing. In receiving the sole bid from SMS Research and Marketing Services, Inc., GHURA needs to follow 2 CFR § 200.320 in determining the correct method of procurement, specifically in determining if GHURA can proceed with a sole source method. HUD Community Planning and Development does not approve procurement selections and awards for Grantees. Should a portion of the funding for the contract involve HUD Public Housing, please follow their policy and procedures.

Should you have any questions, please call me at 808-457-4678 or Rebecca Borja, Senior Community Planning and Development Representative, at 808-457-4673.

Sincerely,

Mark A. Chandler, Director  
Office of Community Planning  
and Development

