



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., Friday, March 09, 2018
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA**

- I. ROLL CALL**
- II. APPROVAL OF PREVIOUS BOARD MINUTES – February 22, 2018**
- III. CORRESPONDENCE AND REPORTS Page(s)**
- IV. OLD BUSINESS**
1. **Board Action Item No. 037/18**
Update on the Construction of the Sinajana Central Precinct
(Ref. Minute Nos.: 099/17, 311/17, 330/17, & 006/18)
- V. NEW BUSINESS**
1. **Notice of Intent to Award** **1-6**
IFB-GHURA-COCC-018-005, Trash Collection Services
2. **Resolution No. FY2018-012** **7-8**
Resolution approving above-step recruitment for the Planner IV
Position (**Vanessa Estella**)
3. **Resolution No. FY2018-013** **9-10**
Resolution approving above-step recruitment for the Building
Maintenance Leader (AMP4) Position (**Peter Quichocho**)
4. **Resolution No. FY2018-014** **11-12**
Resolution approving above-step recruitment for the Building
Maintenance Leader (AMP1) Position (**Ted Sanchez**)
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS**
1. **Next proposed scheduled Board Meetings – March 23rd**
- VII. ADJOURNMENT**

BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., February 22, 2018
GHURA Main Office, 1st floor conference room
Sinajana, Guam
MINUTES

After notice was duly and timely given pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regular scheduled meeting of **Thursday, February 22, 2018** at 12:00 p.m. at the GHURA Sinajana Main Office, 1st Floor Conference Room was conducted.

I. ATTENDANCE, QUORUM, AND CALL TO ORDER

COMMISSIONERS PRESENT: George A. Santos, Chairman
 Thomas E. B. Borja, Vice-Chairman
 George F. Pereda, Member
 Joseph M. Leon Guerrero, Resident Commissioner
 Carl V. Dominguez, Member

COMMISSIONERS ABSENT: Eliza U. Paulino, Member (excused)

LEGAL COUNSEL: Anthony Perez

MANAGEMENT & STAFF: Michael J. Duenas, Executive Director
 Pedro A. Leon Guerrero, Jr. Deputy Director
 Melinda Taitano, Special Assistant
 Albert Santos, A&E Manager
 Kimberly Bersamin, HR Administrator
 Norma San Nicolas, S8 Administrator

Meeting was called to order at 12:00 p.m. by Chairman Santos who acknowledged the presence of the above attendees. The Chairman then indicated that the minimum number of Commissioners required for a quorum was present and that the meeting could proceed.

Minute No.	Ref. No.	Approval of Previous Board Meeting	Action By:
040/18 041/18		<p>Chairman Santos called for a motion to be made on the approval of the Minutes for the previous Board Meeting on February 22, 2018.</p> <p>After review and further discussion by the Board Members, a motion was made by Commissioner Dominguez and seconded by Vice Chairman Borja to approve the Board Minutes of February 9, 2018 as corrected.</p>	
Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18	<p>Construction of the Sinajana Central Precinct</p> <p>Mr. Albert Santos stated that although the construction of the Central Precinct is moving forward, it is going rather slow.</p> <p>The contractor indicated they have lost a couple of their key workers and currently only have up to 7 active workers on site. The contractor is having a difficult time recruiting engineers and construction workers. However, they are able to hire part time workers but they are only able to work on weekends.</p> <p>Referring to the excavation, Mr. Santos stated it is completed and the soils engineer has approved the work. They have started the process of backfilling and are up to 2 levels of backfill, which includes</p>	Albert Santos

Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18 continuation	<p>filling and compacting every 12 inches. The issue with the backfill is the contractor must submit samples of the material being used to confirm it is usable before the rest of the staging can proceed.</p> <p>Referring to our grant drawdown, the contractor is aware that we have to meet the target drawdown of at least \$2M by the end of July and a completion date by the end of August 2018. Other delays are with the consultant, TRMA who have been slow in terms of reviewing our submittal of materials. What typically takes a week to review is actually taking up to a month. Part of their reason for the delay is the loss of several of their engineering staff. The problem is the contractor is also having a difficult time locating the materials specified. Thirty percent of the materials submitted are being rejected due to the lack of a supplier meeting the requested specs.</p> <p>Weekly meetings are being held with the contractor and bi-weekly meetings with TRMA to go over their schedule.</p> <p>A new schedule based and loaded on resources is requested from them to ensure that the \$2M is being spent in a timely manner.</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
<p>044/18 (continuation)</p> <p>045/18</p>		<p>Management is requesting the Board’s approval to cancel the contract and authorize staff to proceed negotiating with the next lowest bidder in the project listing. There may be a chance of a re-bid with some of the projects if we are unable to reach an agreement on a reasonable cost.</p> <p>A motion was made by Vice Chairman Borja and seconded by Commissioner Dominguez to move forward with the Notice of Cancellation for the Up-grade of the Baseball Fields for Sinajana and Umatac and for the Water Blasting of Roofs and Exterior Painting at AMP1, which were both awarded to P & E Construction, Inc. and for staff to proceed with negotiations with the next lowest bidder. Without any further discussion and objection, the Motion was approved.</p>	
046/18	080/17	<p>Notice to Default: Rehabilitate and up-grade of the Astumbo Gym</p> <p>INFORMATIONAL: Mr. Albert Santos stated that the Astubmo Gym project which was contracted to P & E Construction Inc. submitted a letter to GHURA stating that they are unable to complete the project. GHURA immediately responded placing them in default and we also notified their insurance company, First Net Insurance Company. A meeting was held at the site with First Net Insurance Manager, Ms. Nancy Tang to go over the remaining work to be completed. An agreement was made that they will take over the project to</p>	Albert Santos

Minute No.	Ref. No.	NEW BUSINESS	Action By:
046/18 (continuation)		<p>complete the work as per the specifications. P&E Construction will be penalized by the bonding company.</p> <p>In addition, Ms. Tang stated that JWG Construction was selected to do the work. JWG Construction has started with securing the construction permit in their name with Public Works. JWG has received our punch list of the remaining work to be completed. Although they mentioned that it will cost more than the funds that is currently available, the bonding company will be the one to make up the difference.</p> <p>The one thing that is needed to be completed within the next two weeks is the occupancy permit which will allow the children to start using the facility. Everything else is considered exterior work and we gave is given them 40 days to complete the project.</p>	
Minute No.	Ref. No.	General Discussion / Announcements	Action By
047/18		Next Proposed Scheduled Meeting: March 9 th & 23 rd	

048/18

ADJOURNMENT

There being no further business before the Board, a motion was made by **Commissioner Dominguez** and Seconded by **Resident Commissioner Leon Guerrero** which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **1:00 p.m.**

(S E A L)

MICHAEL J. DUENAS

Board Secretary/Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA YAN RINUEBAN SIUDAT

MEMORANDUM:

February 20, 2018

TO: Board of Commissioners

FROM: Michael J. Duenas, Executive Director



SUBJECT: Notice of Intent to Award
IFB GHURA-COCC-018-005 Trash Collection Services

GHURA had reissued the bid for the above services on January 24, 2018. The purpose of this bid is to provide trash collection services to various AMPs 1-4, Guma Trankilidat and the GHURA Main office building for a period of one (1) year with an option to extend for two (2), additional one (1) year terms at a fixed price. The prior bid, IFB GHURA-COCC-018-002, was cancelled due to the following reasons: 1) bidders did not submit descriptive literature, and 2) change in specification. A total of three (3) bidders picked up a packet and attended the mandatory pre-bid conference. The bid opening occurred on February 13, 2018 at 2:00p.m., in the BOC Conference Room at the GHURA Main Office in Sinajana. A total of two (2) bids were received. The Buyer Supervisor II was informed by the third bidder that they would not be submitting a bid. They were not able to provide service to GHURA's ADA required containers for the Guma Trankilidat site. The Guma Trankilidat site has two (2) ADA containers that are housed in a containment area that is two feet below the grade level.

Based on the evaluation of all bid submissions, the lowest bid from Lagu Sanitation did not submit all the required documents as required in the IFB and was not deemed responsive. Lagu Sanitation's bid submission was rejected. The second bid from Pacific Waste Systems met all the requirements set forth in the IFB. Although the second bid was the higher of the two (2) submissions, it is still 8% lower than the independent cost estimate (ICE) which is considered reasonable.

We are requesting the Board of Commissions to approve the award for Trash Collection Services to above Pacific Waste Systems.

Year 1: \$47,760.00

Year 2 – Option 1: \$47,760.00

Year 3 – Option 2: \$47,760.00

Total Contract Amount: \$143,280.00

Bid Evaluation: Priscilla Rideb, BSII

Attachments: Bid Abstract
Price Analysis and Bid Evaluation

IFB GHURA-COCC-018-005

Trash Collection Services

Bid Opening: Tuesday, February 13, 2018

Time: 2:00p.m.

Executive Director

Michael Duenas

NAME OF BIDDER	Bid Price	BID BOND	NAME OF BONDING CO. AND ADDRESS	Power of Attorney	Certificate of Authority	Ownership AG 002	NON-COL AG003	Gratuities AG004	Ethical AG005	DOL Wage AG006	Contingent AG007	Conflict of Interest	HUD 5369-C	Contact for Contract Form	Vendor Bid Form	Descriptive Literature	Business License	Addendum 1 thru 2	Pre-bid Minutes	Cert of Good Standing	Comments	
LAGU SANITATIONS	\$38,688.12	15%	DONGBU INSURANCE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			SOLID WASTE PERMIT 1 ORIGINAL 1 COPY ARTICLES OF INCORPORATION	
PACIFIC WASTE SYSTEMS	\$47,700.00	CASHIER CHECK \$9,000.00 BANK OF GUAM				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		1 ORIGINAL 1 COPY SOLID WASTE PERMIT	

ATTESTED BY:

Michael Duenas 02/13/2018

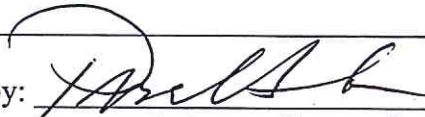

BID OPENED BY:

Priscilla Reyes
TITLE: Bidder Supervisor
DATE: 2/13/18

Guam Housing and Urban Renewal Authority
 Bid Price Form
 IFB GHURA-COCC-018-005 Trash Collection Services
 Bid Opening: 2:00p.m., Tuesday February 13, 2018

Vendor No. 1: **LAGU SANITATIONS**

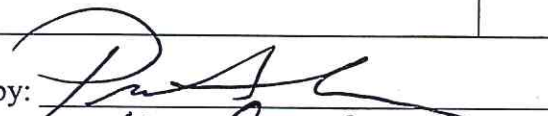
Bid Item	Description of Service - Pick up and dispose of REGULAR trash from GHURA sites to approved EPA landfill locations	Cost per container	Tipping Fee Unit Cost	Total A+B Cost per container with tipping fee	Monthly Cost (Total Cost per container x no. of containers) Pick-up once a week	Annual Cost
1	Regular Containers 11	\$17.00	\$35.00	\$52.00	\$2,478.67	\$29,744.04
	ADA Containers 2	\$17.00	\$35.00	\$52.00	\$450.67	\$5,408.04
2	Description of Service - Pick up and dispose of CARDBOARD from GHURA sites to approved EPA landfill locations	\$17.00	NONE	\$17.00	\$294.67	\$3,536.04
	Card Board Containers 4					
TOTAL ANNUAL BID PRICE FOR BID ITEMS 1 & 2:				\$38,688.12		

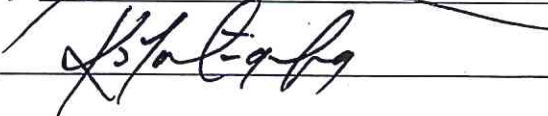
Bid Opened by:  Date: 2/13/18
 Attested By:  Date: 02/13/2018

Guam Housing and Urban Renewal Authority
 Bid Price Form
 IFB GHURA-COCC-018-005 Trash Collection Services
 Bid Opening: 2:00p.m., Tuesday February 13, 2018

Vendor No. 2: **PACIFIC WASTE SYSTEMS**

Bid Item	Description of Service - Pick up and dispose of REGULAR trash from GHURA sites to approved EPA landfill locations	Cost per container	Tipping Fee Unit Cost	Total A+B Cost per container with tipping fee	Monthly Cost (Total Cost per container x no. of containers) Pick-up once a week	Annual Cost
1	Regular Containers 11	\$160.00	\$120.00	\$280.00	\$3,080.00	\$36,960.00
	ADA Containers 2	\$160.00	\$120.00	\$280.00	\$560.00	\$6,720.00
2	Description of ... Service - Pick up and dispose of CARDBOARD from GHURA sites to approved EPA landfill locations	Cost per container	Tipping Fee Unit Cost	Total A+B Cost per container with tipping fee	Monthly Cost (Total Cost per container x no. of containers) Pick-up 4 th Wednesday of every month	Annual Cost
	Card Board Containers 4	\$85.00	NONE	\$85.00	\$340.00	\$4,080.00
TOTAL ANNUAL BID PRICE FOR BID ITEMS 1 & 2:				\$47,760.00		

Bid Opened by:  Date: 2/13/18

Attested By:  Date: 02/13/2018

Bid Opening 2:00p.m., Tuesday, February 13, 2018. Total of two (2) Bid Submissions

Table 1.1 Price Analysis - Bidder 1

Vendor: Lagu Sanitations									
Reissued (New)IFB GHURA-COCC-018-005	Qty	Cost per Regular Container (3CY)	Tipping Fee Unit Cost	Cost per Container w/tipping fee	# of Freq per week	Cost per Container per month	ICE Variance +/-	Cost Savings	
Reg Bins	13	\$ 17.00	\$ 173.67	\$ 225.33	4	\$ 2,929.33			
CB Bins	4	\$ 17.00	\$ 56.67	\$ 73.67	1	\$ 294.68			
					Monthly	\$ 3,224.01			
					Annual Total	\$ 38,688.11	\$ 13,060.21	25%	
<p>Discrepancies were noted on LAGU Sanitation Bid Price Form. Tipping fee unit cost for reg bins/cardboard bins were understated. BSII recalculated tipping fees based on total monthly fees. Bidder attended the mandatory prebid conference where they asked why the prior IFB GHURA-COCC-018-002 was cancelled. BSII cited that two (2) reasons: 1) bidders failed to submit descriptive literatures and 2) GHURA will change the specification. BSII instructed all bidders to ensure they submit all required document specifically to include descriptive literature and good standing with GSWA. Lagu Sanitations did not submit descriptive literature and certification of good standing with GSWA as required in the IFB. Although Lagu Sanitation came in 17% lower than the next bid and is 25% lower than the independent cost estimate, they were not responsive to all requirements as set forth in the IFB. <u>BSII hereby reflects Lagu Sanitation's bid.</u></p>									

Table 1.2 Price Analysis - Bidder 2

Vendor: Pacific Waste Systems									
Reissued (New)IFB GHURA-COCC-018-005	Qty	Cost per Regular Container (3CY)	Tipping Fee Unit Cost	Cost per Container w/tipping fee	# of Freq per week	Cost per Container per month	ICE Variance +/-	Cost Savings	
Reg Bins	13	\$ 160.00	\$ 120.00	\$ 280.00	4	\$ 3,640.00			
CB Bins	4	\$ 85.00	\$ -	\$ 85.00	1	\$ 340.00			
					Monthly	\$ 3,980.00			
					Annual Total	\$ 47,760.00	\$ 3,988.32	8%	
<p>Bidder met all minimum specifications, was responsive to all bid requirements and has to shown they are responsible to provide services as stated in the IFB. In comparison to FY2015-2018 IFB GHURA-COCC-015-001 Trash Collection Services, PWS's current bid is reasonable and has an 8% savings over the last contract. <u>BSII hereby recommends the bid for Trash Collection Services be awarded to Pacific Waste Services.</u></p>									

Table 1.3 Bid Analysis of submission of required documents

Required Documents	Lagu Sanitation	Pacific Waste Systems
Bid Bond 15%	Yes	Yes
Conflict of Interest	Yes	Yes
HUD Form 5369-C	Yes	Yes
Contact for Contract Form	Yes	Yes
Vendor Bid Form	Yes	Yes
Descriptive Literature	Did not submit	Yes
Business License	Yes	Yes
Addendum 1-2	Yes	Yes
Certificate of Good Standing	Did not submit	Yes
Pre-bid Minutes	Yes	Yes
AG002 Ownership Disclosure	Yes	Yes
AG003 Non-Collusion	Yes	Yes
AG004 No Gratuities or Kickbacks	Yes	Yes
AG005 Ethical Standards	Yes	Yes
AG006 DOL Wages Determination	Yes	Yes
AG007 Contingent Fee	Yes	Yes
Was bidder responsive?	No	Yes

Prepared by: Priscilla Rideb, BSII

Table 1.4 Independent Cost Estimate

GHURA needs assessment for FY2018-2022	# of Freq per week	Regular Containers (3 CY)	Cardboard (CB) Containers (3 CY)
AMP1	1	1	1
AMP2	1	2	0
AMP3	1	4	0
AMP4	1	2	1
COCC	1	1	1
GT	1	3	1
Total # of Bins		13	4
Regular and CB Containers (3 CY) Total			
FY2018 ICE based on prior FY2015-2018 contract.	Per Regular Containers (3 CY)	Per CB Containers (3 CY)	Regular and CB Containers (3 CY) Total
Estimated Monthly Cost	\$ 3,949.92	\$ 362.44	\$ 4,312.36
Estimated Annual Cost	\$ 47,399.04	\$ 4,349.28	\$ 51,748.32

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY 2018-012

Moved by: _____ **Seconded by:** _____.

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE
PLANNER IV POSITION**

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

WHEREAS, Ms. Vanessa Estella submitted a request to the Executive Management and the GHURA Board of Commissioners to be recruited above the minimum step for the position of Planner IV based on exceptional qualifications; and

WHEREAS, Ms. Vanessa Estella’s exceptional qualifications for the Planner IV position consists of the following:

- **Education** –
 - Bachelor of Arts – Government – College of William and Mary, Virginia;
 - Masters of Arts – International Development – George Washington University, Washington, DC;
- **Work Achievements** –
 - More than 10 years of demonstrated ability to write and manage federal grant programs.
 - Provided oversight for the planning and expansion of a nonprofit organization from 3 staff to 28 personnel with a budget expansion of 300%;
 - Conducted intensive case management of clients from special populations, including low and moderate-income individuals, migrant families and youth with special needs.

- **Work Skills –**
 - 10 years as Executive Director for Big Brother/Big Sister
 - Research, wrote, implemented and evaluated federal and GovGuam grant programs;
 - Oversaw Program Budgets, data collection and reporting;
 - Three (3) years as Community Development Manager – American Cancer Society Los Angeles; and

WHEREAS, Ms. Estella, possess the additional skills and expertise that supports her above-step recruitment request; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management’s recommendations (i.e., **NG2-1(B), \$36,670.00 p/a; \$17.63p/hr through NG2-10(A), \$61,389.00 p/a; \$29.49 p/hr -maximum**), but supports management’s requests for the above-step recruitment at **NG2-7(F), \$54,077.00 p/a; \$26.00 p/hr**; and

WHEREAS, funding for this position is available from CDBG funds; and be it further

RESOLVED, that in consideration of the applicant’s exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:

Ms. Vanessa Estella, NG2-7(F), \$54,077.00 p/a; \$26.00 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – March 09, 2018

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on March 09, 2018

SEAL

MICHAEL J. DUENAS
Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY2018-013

Moved by: _____ **Seconded by:** _____.

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE
BUILDING MAINTENANCE LEADER (AMP4) POSITION**

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

WHEREAS, Mr. Peter Quichocho submitted his request to Executive Management and the GHURA Board of Commissioners to be recruited above the minimum step for the position of Building Maintenance Leader (AMP#4), based on exceptional qualifications; and

WHEREAS, Mr. Peter Quichocho’s exceptional qualifications for the Building Maintenance Leader-AMP#4 position consists of the following:

- 1994 HVAC Certification with Honors – Sequoia Institute HVAC - CA
- Over 21 years experience in the technical (blue collar) trades, which included the upgrade of building operations, specifically in the HVAC specialty.
 - Currently for past two (2) years, served as HVAC Mechanic to maintain two (2) of the floating barges in support of the Squadron 15 Naval Base Guam. This support includes maintaining and repairing a wide variety of commercial and industrial A/C systems refrigeration and support equipment. Additionally, this requires troubleshooting, repair system of electrical and mechanical components in support of preventative maintenance for the air conditioning and refrigeration systems. Five (5) years previously employed with - Trane Guam – Maintaining and Repairing 1 to 1000 tons climate control units for island hotels and military buildings.
 - Two (2) years Shin Yon Ha Refrigeration and Tropical Air Conditioning.

- 12 years Guam Telephone Authority (9 years GTA Government; 3 years GTA private) facilities maintenance to include plumbing, painting, electrical, A/C and generators; and

WHEREAS, Mr. Quichocho possess the additional skills and expertise that supports his above-step recruitment request; and

WHEREAS, Management supports an above step recruitment of:
Mr. Peter Quichocho, JG2-7(C), \$38,796.00 pa; \$18.65 phr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **JG2-1(B)**, \$27,082.00 p/a; \$13.02p/hr through **JG2-10(A)**, \$45,301.00 p/a; \$21.78 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, Funding for this position is available from Public Housing – AMP#4; and be it further

RESOLVED, that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:

Mr. Peter Quichocho, JG2-7(C), \$38,796.00 p/a; \$18.65 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – March 09, 2018

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on March 09, 2018

SEAL

MICHAEL J. DUENAS
Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY2018-014

Moved by: _____ **Seconded by:** _____.

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE
BUILDING MAINTENANCE LEADER (AMP1) POSITION**

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

WHEREAS, Mr. Ted Sanchez submitted a request to the Executive Management and the GHURA Board of Commissioners to be recruited above the minimum step for the position of Building Maintenance Leader (AMP#1), based on exceptional qualifications; and

WHEREAS, Mr. Ted Sanchez’s exceptional qualifications for the Building Maintenance Leader-AMP#1 position consists of the following:

- 2009 Diploma in motors and refrigeration - Columbus Technical College
- Over 15 years experience in the technical (blue collar) maintenance trades. Included in his work employment history, Mr. Sanchez’s acquired and mastered several trades and skills.
 - 10 years as a maintenance mechanic for Cessna Aircraft. Acquired knowledge of multiple applications of high tech machinery certifications of PLC Logic Controls, Robotic Milling machines. These certifications all require skill and knowledge of schematic reading and understanding of high and low voltage controls, pneumatic and hydraulic controls as well as thermomagnetic motor installation and repair. Cessna Aircraft is a consistent advocate on safety and OSHA regulation training.

- Four (4) years Building Engineer – Columbus Museum of Art – Managed five (5) maintenance technicians who are responsible for the upkeep and repair of interior-exterior facility systems and cosmetics of an 82,000 sq. ft. facility that houses priceless works of art and artifacts. The museum climate requires precise controls of humidity and temperature per the museum specifications and art collections standards.
- Ten (10) months – San Vitores Guam Condominium – Maintenance Supervisor. Returned to Guam to manage four (4) maintenance personnel who were responsible for the grounds and building upkeep.

WHEREAS, Mr. Sanchez, possess the additional skills and expertise that supports his above-step recruitment request; and

WHEREAS, Management supports an above-step recruitment of:
Mr. Ted Sanchez, JG2-6(C), \$36,600.00 p/a; \$17.60 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management’s recommendations (i.e., **JG2-1(B)**, \$27,082.00 p/a; \$13.02 p/hr; through **JG2-10(A)**, \$45,301.00 p/a; \$21.78 p/hr - maximum), but supports management’s request for the above-step recruitment; and

WHEREAS, Funding for this position is available from Public Housing – AMP#1; and be it further

RESOLVED, that in consideration of the applicant’s exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:

Mr. Ted Sanchez, JG2-6(C), \$36,600.00 p/a; \$17.60 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – March 09, 2018

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on March 09, 2018

SEAL

MICHAEL J. DUENAS
Secretary / Executive Director