



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., Thursday, December 28, 2017  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. APPROVAL OF PREVIOUS BOARD MINUTES – December 15, 2017**

**Page(s)**

**III. CORRESPONDENCE AND REPORTS**

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

- |  |              |
|--|--------------|
| <b>1. Intent of Award .....</b>  | <b>1-15</b>  |
| Water blasting of roofs and exterior painting of units at the various<br>GHURA AMP sites |              |
| <b>2. Contract Amendment .....</b>   | <b>16-31</b> |
| Construction of the Sinajana Central Police Precinct                                     |              |
| <b>3. Intent of Award .....</b>  | <b>32-36</b> |
| IFB#GHURA-COCC-018-003-MIS, Website Maintenance and Upgrade<br>Services                  |              |

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

- 1. Astumbo Gym Ribbon Cutting – Monday, January 8, 2017 @11:00 a.m.**
  
- 2. Next proposed scheduled Board Meetings – January 12<sup>th</sup> and 26<sup>th</sup>**

**VII. ADJOURNMENT**

**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 p.m., December 28, 2017**

GHURA Main Office, 1<sup>st</sup> floor conference room  
Sinajana, Guam

**MINUTES**

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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 **December 28, 2017** at 12:00 p.m. at the GHURA Sinajana Main Office, 1<sup>st</sup> Floor Conference Room was conducted.

**I. ATTENDANCE, QUORUM, AND CALL TO ORDER**

COMMISSIONERS PRESENT:       George A. Santos, Chairman  
  George F. Pereda, Member  
  Joseph M. Leon Guerrero, Resident Commissioner  
  Carl V. Dominguez, Member  
  Eliza U. Paulino, Member

COMMISSIONERS ABSENT:       Thomas E. B. Borja, Vice-Chairman (excused)

LEGAL COUNSEL:                 Anthony Perez

MANAGEMENT & STAFF:         Michael J. Duenas, Executive Director  
  Melinda Taitano, Special Assistant  
  Albert Santos, A&E Manager  
  Julie Lujan, Data Processing Manager

PUBLIC:                             Bill Bischoff, Guam Legal Services  
  (Attorney for R. Selvidge)

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.



<b>Minute No.</b>	<b>Ref. No.</b>	<b>Approval of Previous Board Meeting</b>	<b>Action By:</b>
326/17		Chairman Santos called for a motion to be made on the approval of the Minutes for the previous Board Meeting on December 15, 2017.	
327/17		After review and further discussion by the Board Members, a motion was made by Commissioner Dominguez and seconded by Commissioner Pereda to approve the Board Minutes of December 15, 2017 as submitted.	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>New Business Items</b>	<b>Action By:</b>
328/17		<p><b>Intent of Award, water blasting of roofs and exterior painting of units at the various GHURA AMP sites</b></p> <p>Director Duenas stated in order to address ongoing Public Housing improvement issues, Mr. Albert Santos met with the PSMs to identify specific areas and scope of work needed to be done.</p> <p>Mr. A. Santos stated that the bid was to address the upcoming REAC Inspection. All four (4) PSMs have requested upgrades within their respective oversight. A total of 13 contractors submitted bids for 4 Items. The lowest bidder for Base Bid #1 is P&amp;E Construction although was higher than the government estimate it was less than 2% of what the government estimate is at.</p> <p>Based on our review, they are the lowest responsive responsible bidder, having all the specific classification within their license which is required.</p>	Albert Santos

<b>Minute No.</b>	<b>Ref. No.</b>	<b>New Business Items</b>	<b>Action By:</b>
328/17 (continuation)		<p>Base Bid #2, 3, &amp; 4 are all 20% lower than the government estimate. Asia Pacific is the lowest for Base Bid #2 and #3 and; Genesis Tech was the lowest for Base Bid #4. Both also have the specific classification within their license that is required.</p> <p>Based on the above, the committee is requesting the Board to approve a contract for base bid item #1 to P &amp; E Construction for the amount of \$283,975.00, and base bid 2 &amp; 3 to Asia Pacific; and base bid 4 to Genesis Tech for \$264,600.00.</p> <p>In addition, due to the contract being above the \$500,000.00 threshold, Legal Counsel is reviewing the contract therefore if approved, the award be contingent to his final review.</p>	
329/17		<p>A motion was made by Commissioner Dominguez and seconded by Commissioner Paulino to award the following bids for the water blasting of roofs and exterior painting of units at various GHURA AMP sites for base bid #1 to P &amp; E Construction in the amount of \$283,975.00, and for base bid #2 to Asia Pacific in the amount of \$232,126.00, for base bid #3 to Asia Pacific Inc. in the amount of \$285,360.00, for base bid #4 to Genesis Tech Corporation in the amount of \$264,600.00. Commissioner Dominguez further requested for the minutes to reflect bidder #9 to read bidder #8.</p> <p>Without further discussion or objection, the motion was approved.</p>	



Minute No.	Ref. No.	New Business Items	Action By:
330/17		<p data-bbox="646 306 1156 407"><b>Contract Amendment, Construction of the Sinajana Central Police Precinct</b></p> <p data-bbox="646 457 1166 705">Director Duenas stated that during a prior board meeting, Mr. Albert Santos briefed the Board on the condition of the soil at the Central Police Precinct project. Several alternatives were discussed on how to address the issues of the composition of the soil.</p> <p data-bbox="646 743 1166 1390">Mr. A. Santos stated that it was a long process. Out of the 33 borings completed, debris were found 10 feet below the surface and one boring where they found a cavity area. To ensure, that the structure will be stable and not fall into the ground because the trash will eventually deteriorate over time, there were many options discussed. After reviewing all the options, it was decided we should remove the soil containing the trash, back fill and recompact it down 8 feet and proceed with the approved original design plan. After receiving a price quote from the contractor and going through negotiations, they were able to bring it down to \$100,000.00.</p> <p data-bbox="646 1428 1166 1675">Also, the soil engineer is recommending that an additional 33 test borings be conducted to ensure that the soil conditions under the building footprint is sound. The cost of the additional borings has been negotiated with the contractor at \$27,497.37</p>	Albert Santos

<b>Minute No.</b>	<b>Ref. No.</b>	<b>New Business Items</b>	<b>Action By:</b>
330/17 continuation		We are asking the Board to approve the \$100,000.00 for the excavation and \$27,497.37 for the additional borings for a total amendment of \$127,494.37 and requesting an extension in Completing the project due to the many delays.	
331/17		A motion was made by Commissioner Dominguez and seconded by Commissioner Paulino to approve a contract modification in the amount of \$100,000.00 for the removal of unsuitable soil and backfilling and \$27,494.37 for the boring of 33 holes for a total of \$127,494.37 and to extend the contract up to the end of August 2018. Without further discussion or objection, the motion was approved.	
332/17		<p><b>Intent of Award, IFB#GHURA-COCC-018-003-MIS, Website Maintenance and Upgrade Services</b></p> <p>Director Duenas stated that we completed our fifth year in the contract of web hosting and are on a month to month extension for now. We have gone out for a bid for web hosting services. Our approach is to do the most basic web hosting services for the standard dissemination of information about GHURA. However, we like to also use the website for other things such as we did at the beginning of the year where we use the website for the lottery allowing families to apply online. We are also looking at other ways to using the website to making our operations more efficient. We would like to use the website to</p>	Albert Santos



<b>Minute No.</b>	<b>Ref. No.</b>	<b>New Business Items</b>	<b>Action By:</b>
332/17 (continuation)		<p>disseminate our bids and RFPs and issue addendums to potential vendors. Mr. Albert Santos stated that with the evolution of technology and the website on how it is useful in expediting things. We went out and requested for quotes, however, only 1 vendor responded. Therefore, they decided to cancel that and go out and issue a formal IFB, changing several of specifications such as deleting online payments. They also decided to go against putting an annual contract and instead put a contract out for the first 3 years with the option to renew for the 4<sup>th</sup> and 5<sup>th</sup> year assuming it'll attract more vendors. 3 vendors picked up bid packets but only 1 submitted. The vendor came up with a bid that was less than their original proposal when they submitted an RFQ. Due to them being a sole bidder, we have to get HUD's approval. Our request has been sent to HUD but won't be able to get a response until after January 7. We are requesting the Board to approve this contract contingent to HUD'S final approval for sole source.</p>	
333/17		<p>A motion was made by Commissioner Paulino and seconded by Resident Commissioner Leon Guerrero to approve the award of the service contract for the Website Maintenance and Upgrade Services to GuamWebz for base bid item 1 for \$14,230.00, Year 2 for \$7,285.00, Year 3 for \$7,285.00, Year 4 (Option) for \$9,600.00 &amp; Year 5 (Option) for \$9,600.00. A total of \$28,800.00 for the first three (3) years and \$19,200.00 for Year 4 &amp; 5, pending HUD's approval. Without further discussion or objection, the motion was approved.</p>	

Minute No.	Ref. No.	General Discussion / Announcements	Action By
334/17		<p><b>Bill Bischoff</b></p> <p>Attorney Bill Bischoff from the Public Defender's Office stated that he has been appointed to represent Mr. Roland Selvidge in the case of the allegations of the government violations with the working sessions GHURA has been having. Mr. R. Selvidge is under the impression that GHURA's legal counsel gave him and the other commissioners their blessings that there is nothing illegal about the working sessions. He further stated he submitted a FOIA request from GHURA, for the attorneys' billings for 2010 thru 2015. This is to identify if the lawyers attended these working sessions and if any opinions or memorandums were drafted for the Commissioners regarding the legality or illegality while attending the working sessions. In addition, this is to assist him in advising Mr. Selvidge in whether to plead guilty or fight this in good faith that he believes he wasn't doing anything wrong. Attorney Bischoff claims that he submitted the request in August and only received a spreadsheet of the amounts billed with no indication of details work perform or nature of the services, specifically if the lawyers attended the working sessions. He had stated that this may be an attorney-client privilege and is requesting a waiver of the privilege on the board can act on to disclose that information.</p> <p>Legal Counsel Anthony Perez did state that he received the request and issued a response and it is indeed an attorney-client privilege and is waivable by the Board.</p>	

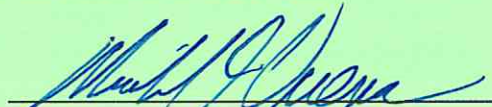


<b>Minute No.</b>	<b>Ref. No.</b>	<b>General Discussion / Announcements</b>	<b>Action By</b>
334/17 (continuation)		Attorney Perez recommended that Attorney Bischoff to submit a request specifically indicating his intent for a waiver to release the information. Chairman Santos concurred.	
335/17		<b>January 8, 2017 Ribbon cutting</b> Astumbo Gym in Dededo @11:00 a.m.	
336/17		<b>Next Proposed Scheduled Meeting:</b> Wednesday, January 24th	

**337/17      ADJOURNMENT**

There being no further business before the Board, a motion was made by **Resident Commissioner Leon Guerrero** and Seconded by **Commissioner Dominguez**, which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at 12:53 p.m.

(SEAL)




**MICHAEL J. DUENAS**

Board Secretary/Executive Director

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** Intent of Award, water blasting of roofs and exterior painting of units at the various GHURA AMP sites

Bid opening for the subject project was held on Nov.22, 2017 at 2:00PM. There were a total of 13 contractors that purchase a set of bid specification of which 8 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1	Base Bid #2	Base Bid #3	Base Bid #4
1. Clayarch	\$498,382.83	No Bid	No Bid	No bid
2. J&B Modern Tech	\$541,255.00	\$522,119.00	\$737,617.00	\$708,391.00
3. JJ Global Services	\$507,534.38	\$500,718.75	\$640,661.68	\$663,942.71
4. BME & Sons	\$468,259.35	\$500,718.75	\$640,661.68	\$663,942.71
5. GensisTech Corp.	No Bid	No Bid	No Bid	\$264,600.00
6. Rex International	\$660,000.00	\$720,000.00	\$975,000.00	\$1,050,000.00
7. P & E Construction	\$283,975.00	\$366,282.65	\$380,106.58	\$467,321.01
8. Asia Pacific Inc.	\$293,920.00	\$232,126.00	\$285,360.00	\$312,160.00

<b>Government Estimate:</b>	<b>\$262,305.80</b>	<b>\$274,692.25</b>	<b>\$376,679.00</b>	<b>\$345,323.30</b>
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Based on our staff's review of bid results they have determine that bidder # 8 is lowest responsive responsible bid for Base Bid Item #1. For Base Bid Items 2 thru 4, they requested to meet with bidders # 5 & 9 to determine if their bids are responsive.

On Dec. 11, 2017 our staff met with bidder #9 Mr. Sun General Manager of Asia Pacific Intl who submitted the lowest bid for both Base Bid Item 2 & 3, in the review of his cost proposal for both material and labor their total cost was at 20% less than the government estimate. His propose material is in accordance with the bid specification and his labor hours are in accordance with the latest Bavis-Bacon Wage rate. Mr. Sun did remind us that about 10 years ago he did paint the entire 250 GHURA housing units on time and on budget and with every confident he can completed these two bid items within his cost in accordance with the bid specification.. Attach is Asia Pacific Intl letter of price confirmation.

On Dec.12, 2017 our staff met with Mr. Kim president of Genesis Tech who submitted the lowest bid for Base Bid Item 4 at 20% less than the Government estimate. In our discussion he stated that he estimated the work on his experience in completing the multiple projects for GHURA and that he does not intend on make any gains other than maintaining his limited staff. He honestly believe that he can completed the work in accordance with our bid specification within his bid amount. We did review his propose material and that his labor hours are in accordance with the latest Bavis-Bacon Wage rate. His Contractors' License does include a classification of C33. Attach is Genesis Tech's letter of price confirmation.



In our future review, because 50% of the required work is for painting, contractors are required to be licensed with the classification of C33, which they all do have as indicated in the Verification of License from the Contractors' License Board, all three contractors and have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification). All three contractors has a long-standing history with GHURA.

Based on our staff's review and determination, we are requesting that the Board approves a contract with; 1) P&E Construction for Base Bid Item 1 in the amount of \$283,975.00 for the water blasting of roofs and exterior painting of selected development units at AMP1, 2) Asia Pacific Inc for Base Bid Item 2 in the amount of \$232,126.00 for the water blasting of roofs and exterior painting of selected development units at AMP 2, 3) Asia Pacific Intl for Base Bid item 3 in the amount of \$285,360.00 for the water blasting of roofs and exterior painting of selected development units at AMP 3, and 4) Genesis Tech Corp. for Base Bid Item 4 in the amount of \$264,600.00 for the water blasting of roofs and exterior painting of selected development units at AMP4.

Attachment: Bid Tabulation

Clearance

Gov cost estimate

Contractor's confirmation

Verification of License from the Contractors License Board

**At the Regular Board Meeting of December 28, 2017, a motion was made by Commissioner Dominguez and seconded by Commissioner Paulino to approve the following contract and without further discussion the request was approved.**

- 1. P&E Construction for Base Bid Item 1 in the amount of \$283,975.00 for the water blasting of roofs and exterior painting of selected development units at AMP1,**
- 2. Asia Pacific Inc. for Base Bid Item 2 in the amount of \$232,126.00 for the water blasting of roofs and exterior painting of selected development units at AMP2,**
- 3. Asia Pacific Intl. for Base Bid Item 3 in the amount of \$285,360.00 00 for the water blasting of roofs and exterior painting of selected development units at AMP3, and**
- 4. Genesis Tech Corp. for Base Bid Item 4 in the amount of \$264,600.00 for the water blasting of roofs and exterior painting of selected development units at AMP4.**

**Michael Duenas Executive Director**

[illegible]

ATTESTED BY: [Signature] Date: 11/22/17

ATTESTED BY: Melissa P. DeFatta Date: 11/22/17



**water blasting of roofs and exterior painting of units at the various GHURA AMP**

**Proposal due Date: 11/22/17**

**Proposal Due 2pm**

BID BOND	NAME OF BONDING CO. AND ADDRESS	Form CB	form CG	Form G10	Form Q12	AG 2,3,4 & 7	RUD 2509-A	contractors addendum figure
5% <u>\$5.0%</u>	LXON	✓	✓	✓	✓	✓	✓	✓
185.0m. <u>\$5.0%</u>	BOG - Cashier	✓	✓	✓	✓	✓	✓	✓
5% <u>\$5.0%</u>	Lxon	✓	✓	✓	✓	✓	✓	✓
5% <u>\$5.0%</u>	Fidelity	✓	-	✓	✓	✓	✓	✓
65.3m. <u>\$5.0%</u>	Cashier's Check	✓	✓	✓	✓	✓	✓	✓
5% <u>\$5.0%</u>	First Net	✓	✓	✓	✓	✓	✓	✓
5% <u>\$5.0%</u>	First Net	✓	✓	✓	✓	✓	✓	✓
65.3m. <u>\$5.0%</u>	Cashier's Check	✓	✓	✓	✓	✓	✓	✓

Date: \_\_\_\_\_

Date: \_\_\_\_\_

water blasting of roofs and exterior painting of units at the various GHURA AMP

IFB # GHURA-10-25-2017-AMP's

Bid submission and opening attendance

Due Date: Nov. 22, 2017

2:00 PM

	Company Name	Submitted by	Phone
1	CLAYARCH, INC.	HAK JOON G KIM	646 8842 / 888-8292
2	143 MODERN TECH	ENGAR E. EDU	646 0588 / 858-70-16
3	IT GLOBAL SERVICES	Alison JE BROS	864 8967
4	BOME X SONG INC.	ROBERTO W-77 MAY JR	777 - 7390 / 682 3338
5	Genesis Tech	KUNG C Kan	677-3370
6	<del>REXINIL INC</del>	EDWARD KIM	472-6763
7	PAE Construction, INC.	ERANITA T. Lajato	727-3255
8	Liang Construction	Giao Liang Haang	489-3788
9	Asia Pacific Int'l	DENVER SUN	632-8889
10			
11			
12			

Attendee #8 was present for the bid opening, he had been waiting on his staff to deliver their bid proposal. Immediately after I made the public announcement at 2:00 pm in the lobby that the bid for the water blasting and exterior painting is now officially closed, he requested to please give him another minute or two for his staff to arrive with their submission, I did inform him that I can't accept their proposal after making the announcement and he is welcome to attend the bid opening which he did.

*A.M. R*



**To: File**  
**From: Architect & Engineering Manager**  
**Subject: Water Blasting of Roofs and Exterior Painting of Units at the Various CHURA AMP Sites**

**In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.**

Company Name	BME & Sons	Genesis-Tech Corporation	GMD Construction
Alcott Paint Co.	Asia-Pacific International Inc	Clayburgh Inc	Divino P Donato
Alex Castro	Henry Suit	Hick Joann Kim	Younes Kim
	Bernie Marounian		

**Department of Labor:**

[illegible]

***Guam Contractors  
License Board***

Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17
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## Revenue &amp; Tax FINANCIAL

3 Processed	1 Processed	14 Processed	Cleared: 11/06/17	Cleared: 10/23/17	1 Processed
Update: 06/07/16 w/ 2 violations	Update: 12/16/15 w/ 2 violations	Update: 10/30/17 w/ info violation			

**OSHA**

<i>SAM</i> Debarrred List	Cleared 11/9/17	Cleared 11/9/17	Cleared 11/9/17	Cleared 11/9/17	Cleared 11/9/17

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

**Company Name**

FTI Electric Signco	J & B Modern Tech	JJ Global Services	Liang Construction	P & E Construction Inc	Polyphase System Inc
Enrique C. Cruz	Gene Baugoyan	Luis Bustamante	Qiao Liang Huang	Emmanuel Lafato	Glendolyn Carolino

**Department of Labor:**

ALPCD  
 Fair Employment Practice  
 Wage & Hour  
 Workers Compensation

Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17
Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17
Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17
No Insurance	Expires: 03/23/18	Expires: 05/20/18	Expired: 10/30/17	Expires: 08/08/18	Expires: 10/18/18

**Guam Contractors  
 License Board**

Contractor to obtain clearance from Guam Contractors License Board					
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**U.S. Department  
 of Labor**

Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17	Cleared: 11/15/17
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**Revenue & Tax  
 ERMSSN**

Contractor to report to Revenue and Tax Office				
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**OSHA**

Cleared 10/23/17	3 Processed Update: 08/19/17 w/3 violations	Cleared 10/23/17	Cleared 10/23/17	Cleared 10/23/17
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**SAM Debarred List**

Cleared: 10/26/17	Cleared: 11/9/17	Cleared: 10/26/17	Cleared: 10/26/17	Cleared: 10/26/17
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<b>Company Name</b>	<i>Rex International Inc Keena YH Kün</i>					
<b>Department of Labor:</b>						
<i>ALPCD</i>	Cleared: 11/15/17					
<i>Fair Employment Practice</i>	Cleared: 11/15/17					
<i>Wage &amp; Hour</i>	Cleared: 11/15/17					
<i>Workers Compensation</i>	Expires: 05/31/18					
<b>Gum Contractors License Board</b>	Contractor to obtain clearance from Gum Contractors License Board					
<b>U.S. Department of Labor</b>	Cleared: 11/15/17					
<b>Revenue &amp; Tax EINSSN</b>	Contractor to report to Revenue and Tax Office					
<b>OSHA</b>	Cleared 10/23/17					
<b>SAM Debarred List</b>	Cleared: 11/9/17					

# COST ESTIMATE

ACTIVITY AND LOCATION: Roof cleaning and exterior painting at the various AMPs			CONSTRUCTION CONTR.		SHEET 1 OF 1	
PROJECT TITLE: water blasting, and exterior painting of units at the various amps			IDENTIFICATION NO.			
			ESTIMATED BY Albert H. Santos, FME M		DATE PREPARED 11/2/2017	
ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE			
	NUMBER	UNIT	UNIT COST	TOTAL		
AMP1						
water blasting						
Mongmong, Sinajana and Agana Heights (138 units)	415444	sf	0.15 \$	62,316.60		
Asan (26 Units)	23412	sf	0.15 \$	3,511.80		
sub-total			\$	65,828.40		
Exterior painting						
Mongmong ( 48 units)	97552	sf	0.70 \$	68,286.40		
Sinajana (46 units)	96838	sf	0.70 \$	67,786.60		
Agana Heights (38 units)	86292	sf	0.70 \$	60,404.40		
subtotal			\$	196,477.40		
total			\$	262,305.80		
AMP2						
water blasting						
a. Yona (100 units)	315400	sf	0.15 \$	47,310.00		
b. Talofoto ( 28 units)	37045	sf	0.15 \$	5,556.75		
c. Inarajan ( 28 units)	124430	sf	0.15 \$	18,664.50		
Sub-total			\$	71,531.25		
Exterior painting						
a. Yona (100 units)	195400	sf	0.70 \$	136,780.00		
b. Inarajan (28 units)	94830	sf	0.70 \$	66,381.00		



sub-total						\$	203,161.00
Total						\$	274,692.25
<b>AMP3</b>							
water blasting							
a. Agat ( 99 units)		298750 sf		0.15	\$	44,812.50	
b. Umatac ( 27 units)		123300 sf		0.15	\$	18,495.00	
c. Merizo ( 28 units)		124430 sf		0.15	\$	18,664.50	
sub-total					\$	81,972.00	
Exterior painting							
Agat(99 units)		254450 sf		0.70	\$	178,115.00	
Merizo (28 units)		84830 sf		0.70	\$	59,381.00	
c. Umatac (27 units)		81730 sf		0.70	\$	57,211.00	
sub-total					\$	294,707.00	
total					\$	376,679.00	
<b>AMP4</b>							
water blasting							
a. Toto (118 units)		387178 sf		0.15	\$	58,076.70	
b. Dededo G35 (35 units)		166439 sf		0.20	\$	33,287.80	
c. Dededo G48 (48 units)		43070 sf		0.15	\$	6,460.50	
sub-total					\$	97,825.00	
Exterior painting							
a. Toto (118 Units)		253730 sf		0.70	\$	177,611.00	
G35 (35 Units)		99839 sf		0.70	\$	69,887.30	
sub-total					\$	247,498.30	
Total					\$	345,323.30	

**ASIA-PACIFIC INTERNATIONAL, INC**

P.O.Box 23663, Barrigada, Guam 96921 Tel: (671) 632-8889; Fax: (671) 633-8898

December 13, 2017

To: Mr. Michael J. Duenas  
Executive Director  
Guam Housing and Urban Renewal Authority  
Sinajana, Guam

Attention: Mr. Albert Santos  
A/E Manager/GHURA

Subject: Bid Confirmation for Roof Water-Blasting and Exterior Painting of  
Units at Various GHURA AMP Sites  
(Base Bid Item No. 2 and Base Bid Item No. 3)  
IFB NO. GHURA-10-25-2017-AMP's

Dear Sirs:

Regarding the above subject project, we attended the meeting at your office on the afternoon of December 11, 2017 to clarify the scope of works as specified and required in the bid documents, and further verify the bid prices we submitted for Base Bid Item No. 2 and Base Bid Item No. 3.

As per your requirements, we re-evaluated our bid costs and fully understand the required scope of works as per the Bid Documents. Therefore, we would like to submit to your office our Bid Confirmation as follows:

The Bid Prices of \$232,126 (Base Bid Item No. 2) and \$285,360 (Base Bid Item No.3) we submitted to GHURA for the above subject project on November 22, 2017 are hereby confirmed to be true and correct, covering the project costs of materials, labor and equipment/tools to perform and complete the scope of works as specified and required in the Bid Documents.

If you need further information or have any questions concerning this Bid Confirmation, please feel free to contact us.

Respectfully yours,



HENRY H. Y. SUN  
GENERAL MANAGER

API-ghura- amp2 & 3-RWEP-bidconfirm-17-1213



# ***Genesis-Tech Corporation***

P.O. Box 23059  
Barrigada, Guam 96921  
Tel/Fax: (671) 637-3370  
email: genesisstechguam@gmail.com

December 12, 2017

**Michael J Duenas**  
Executive Director  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Avenue, Sinajana, Guam 96910

Attn: Albert H Santos  
FME Manager

Subject : Confirmation of Letter  
Water blasting of roofs and exterior painting of units at the various GHURA  
AMP sites  
GHURA- 10-25-2017-AMP's

Dear Sir,

Based on our discussion held on December 12, 2017 in reference your concern to my bid submittal for the Water blasting of roofs and exterior painting of units at the various GHURA AMP sites, base bid #4 that my bid amount of \$264,600.00, is consistent with the scope of work as detailed in the bid specification IFB # GHURA- 10-25-2017-AMP's.

Our employees able to accomplish the completion of project, also faithfully fulfill their responsibilities within the time frame. To multiple sites that have similar scope of work and conditions of our employees are many experiences for GHURA projects. I have submitted a bid to try and get the project to maintain the number of skilled good workers, not try to secure more profit. My current staff I have is adequate to support the propose project and for that reason I submitted a bid #4 for base bid.

We are trying to complete the project in a sincere manner to eliminate your concerns.

Thank you for your guidance and consideration. If you should have any questions, please do not hesitate to call me at 637-3370 or 888-5785.

Sincerely,



Young Kim  
General Manager





**Contractors License Board**  
**Inetnon Manlisenaiyen Kontratista**  
**Government of Guam**

**542 North Marine Corp Drive A Tamuning, Guam 96911**  
**649-2211,9676 or 646-7262 or 649-2210(Fax)**

## Verification of License

[illegible]

**Maria Perez, Administrative Officer**

**26-Oct-17**  
**Date**

OFFICIAL RECEIPT NUMBER: 11852

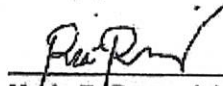


**Contractors License Board**  
**Inetnon Manlisensiayen Kontratista**  
**Government of Guam**

**542 North Marine Corp Drive A Tamuning, Guam 96911**  
**649-2211,9676 or 646-7262 or 649-2210(Fax)**

**Verification of License**

<b>Company</b> Genesis-Tech Corporation	<b>License Number</b> CLB11-0850	<b>Date Issued</b> 6/24/2011
<b>Address</b> P.O. Box 23059 Barrigada, Guam 96921	<b>Phone Number:</b> 637-3370 / 888-5785	
<b>Name of Responsible Management Employee(RME)</b> Young Chun Kim	<b>License Number</b> 7499	<b>Date Issued</b> 7/27/1998
<b>Licensed Status: Corporation</b>	<b>Complaints On File</b> No complaints filed	
<b>Expires: June 30, 2018</b>		
<b>Licensed to perform the following:</b>		
<b>Classification</b>	<b>Description of Classification</b>	
A	General Engineering	
B	General Building	
C11	Demolition	
C13	Electrical	
C15	Electronic System	
C18	Fencing	
C20	Fire Protection	
C26	Insulation	
C33	Painting & Decorating	
C37	Plumbing	
C42	Roofing	
C53	Solar	
C55	Water Proofing	
C68	Epoxy Coating / Injection	
<b>Please Note: The Contractor's license certificate is the contractor's business license. If you have any questions please contact our office at 649-9676.</b>		

  
Maria D. Perez, Administrative Officer

03-Nov-17  
Date

OFFICIAL RECEIPT NUMBER: 11861





# 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



## MEMORANDUM

December 21, 2017

**TO** Board of Commissioners

**FROM** Executive Director 

**SUBJECT** Construction of the Sinajana Central Police Precinct  
Contract Amendment

As discussed at the board meeting held on November 23, 2017 on the discovery of both trash and soft slit at 19 of the 33-probing done over the building layout area and the various options that our staff and the design team of TRMA, Mr. Tom Camacho P.E., Structural Engineer and Mr. Ukrit, Soil Engineer to resolve and determine the most acceptable solution in order to move the project forward.

As mention we had reviewed the following three (3) options to consider for dealing with the central precinct site's soil issues:

1. Utilize micro piles & mat foundation

Steel micro piles driven 30-50ft deep will be used to stabilize the soil with an additional mat foundation. The cost estimates are \$252,000 for the mat foundation and \$275,000 for the micro pile installation. An additional A/E fee is also necessary for this. To costly, this approach will also require delay the project by a year.

2. Shifting the building location & orientation

This involves shifting the building further north and reorienting it. The building design remains essentially the same, but it is "rotated and flipped" with some minor modification to the sally port and parking layout. The shift in location and orientation is based on the findings of the probing work already completed and avoids the probe 19 cavity, however additional probing is needed to confirm that soils conditions are suitable. Rex submitted a cost of \$218,788.00, we decided that this was also to costly in addition to an increase of A/E fee in the amount of \$20,000.00 is also necessary, plus their there will be an additional cost for permitting due to the changes in plans/drawings.

3. Remove the unsuitable soil and backfill.

This involves removing approximately 8ft of soft silt and trash over half of the building footprint and replacing with compacted base course. Cost submitted by Rex for this effort amount to \$157,283.00.

Based on the above options we wanted to move forward with option 3 and met with the contractor to further review their cost proposal in detail.



Listed below are the cost as submitted by the contractor with the agreed amount

Item	contractor's proposal	Revised cost 12/13/17	Revised cost 12/17/17 Agreed to amount
Remove the unsuitable soil and backfill	\$157,283.00	\$126,500.00	\$100,000.00

What lead to the above discovery was the requirement imposed by our Soil's Engineer who wanted additional soil boring at 15 feet on center throughout the building pad due to his concern with sandy slit on his earlier soil testing within the development site. Based on his request we requested the contractor to submit a cost proposal to preform the required boring at 15 feet on center which amount to 80 holes at \$48,064.00. Upon receipt of the cost proposal our staff meet with Mr. Ukrit to discuss increasing his boring spacing to 30 ft on center which will reduce the number of boring to half, which he approved. Attach are the contractor's proposal for this effort with the agree amount of \$27,494.37 for the boring of 33 holes.

Based on our staff review, we are requesting that the Board approves a contract modification in the amount of \$100,000.00 for the removal of unsuitable soil and backfilling and \$27,494.37 for the boring of 33 holes for a total of \$127,494.37. Because of the required added work and delays in building permit the contract duration needs to be extended to the of August 2018.

Attachment; Rex Intl Cost proposal  
TRMA's cost proposal  
Marians Drilling, Summary of probe hole

**At the Regular Board Meeting of December 28, 2017, a motion was made by Commissioner Dominguez and seconded by Commissioner Paulino to approve a contract modification in the amount of \$100,000.00 for the removal of unsuitable soil and backfilling and \$27,494.37 for the boring of 33 holes for a total of \$127,494.37 and to extend the contract up to the end of August 2018. Without any further discussion and objection, the Motion was approved.**





**Rex International, Inc.**

**General Building & Engineering Contractor**

Suite 201 Saylor Bldg.

139 E. Chalan Santo Papa St.

Hagatna, GU 96910

Tel: 671-472-6763

Change Order # 003

**PROJECT : Construct New Central Precinct in Sinajana Guam**

**11/17/2017**

**Contract No: GHURA -11-2016-CDBG**

**To: Mr Mike Duenas**

**Executive Director - GHURA**

**Attn: Mr. Albert Santos**

**Subject: Change Order #003**

**Request for Cost to Move Structure**

Rex International quote for subject change order is as follows:

**1. Shift the Bldg. Location & Orientation.**

**Scope:**

This involves shifting the building further north and re-orienting the structure. The building design remains essentially the same, but it is rotated and flipped with some minor modifications to the sally port and main parking

Cost ----- \$202,040.00

Additional Time is 6 months

**2. Probe additional 10 holes at locations tha will be provided by GHURA.**

**Scope:**

Provide additional 10 holes of soil probing work. GHURA will provide location of the 10 holes to be probed.

Cost ----- \$16,748.00

**3. Remove unsuitable soil and backfill 8 ft of soft silt and trash over half of the building footprint**

**Scope:**

Remove unsuitable soil and backfill 8 feet deep of soft silt and trash over half of the building footprint and replace with compacted basecourse. The area for removal is as noted on the GHURA provided floor plan approximately 8,430 sq ft

Cost ----- \$157,283.00

  
Edward A. Kim  
General Manager  
Rex International  
472-6763

**PROJECT:**  
**Construction of a New Central Police Precinct**  
**San Juan, Guam**

### Change Order 003 - Item 3: Remove Unsuitable Soil Over Half of Building Footprint & Replace with compacted Basecourse

## COST BREAKDOWN:

[illegible]





**Rex International, Inc.**  
General Building & Engineering Contractor  
Suite 201 Saylor Bldg.  
139 E. Chalan Santo Papa St.  
Hagatna, GU 96910  
Tel: 671-472-6763

<b>PROJECT : Construct New Central Precinct In Sinajana Guam</b> <b>Contract No: GHURA -11-2016-CDBG</b> <b>To: Mr Mike Duenas</b> <b>Executive Director - GHURA</b> <b>Attn: Mr. Albert Santos</b> <b>Subject: COST PROPOSAL - Revised Proposal</b> <b>Request to Remove Unsuitable Soil &amp; Backfill Half of the Building Footprint</b>	<b>12/13/2017</b>
---	-------------------

Rex International revised quote for subject change order is as follows:

**1. Remove unsuitable soil and backfill 8 ft of soft silt and trash over half of the building footprint**

**Scope of Work :**

1. Remove existing batterboards of main building structure to facilitate staking of building footprint for the removal of existing subbase soft silt and trash
2. Cut/excavate approx. 8430 sq ft x 8 feet of sub-base material including existing soft silt and trash over half of the building footprint per GHURA provided floor plan.
3. Remove/dispose the unsuitable soil of soft silt and trash. Stockpile previously installed subbase material for fill
4. Backfill excavated section at 12" layer with stockpiled sub base material and basecourse to include compaction.
5. Perform compaction test for each layer of 12" backfill.

COST PROPOSAL	<u>\$126,500.00</u>
(attached cost breakdown)	

  
Edward A. Kim  
General Manager  
Rex International  
472-6763



**Rex International, Inc.**

**General Building & Engineering Contractor**

Suite 201 Saylor Bldg.

139 E. Chalan Santo Papa St.

Hagatna, GU 96910

Tel: 671-472-6763

**PROJECT : Construct New Central Precinct in Sinajana Guam**

12/17/2017

**Contract No: GHURA -11-2016-CDBG**

**To: Mr Mike Duenas**

**Executive Director - GHURA**

**Attn: Mr. Albert Santos**

**Subject: COST PROPOSAL - Revised Proposal**

**Request to Remove Unsuitable Soil & Backfill Half of the Building Footprint**

Rex International revised quote for subject change order is as follows:

**1. Remove unsuitable soil and backfill 8 ft of soft silt and trash over half of the building footprint**

**Scope of Work :**

1. Remove existing batterboards of main building structure to facilitate staking of building footprint for the removal of existing subbase soft silt and trash
2. Cut/excavate approx. 8430 sq ft x 8 feet of sub-base material including existing soft silt and trash over half of the building footprint per GHURA provided floor plan.
3. Remove/dispose the unsuitable soil of soft silt and trash. Stockpile previously installed subbase material for fill
4. Backfill excavated section at 12" layer with stockpiled sub base material and basecourse to include compaction.
5. Perform compaction test for each layer of 12" backfill.

COST PROPOSAL

(attached cost breakdown)

\$100,000.00

  
Edward A. Kim  
General Manager  
Rex International  
472-6763



\_\_\_\_\_

**From:** Cedric Cruz <CCruz@traguam.com>  
**Sent:** Tuesday, November 07, 2017 6:07 PM  
**To:** 'Albert Santos'  
**Cc:** 'Andrew Manglona'  
**Subject:** Central Precinct Soils Issue Recommendations  
**Attachments:** 171107 MICRO PILES\_001.pdf; 171106 DESIGN REVISION FLOOR PLAN DIAGRAM.pdf;  
171106 DESIGN REVISION SITE PLAN.pdf

Buenas Albert,

**There are basically 3 options to consider for dealing with the central precinct site's soil issues:**

- |   |  |
|---|--|
| <b>1. Remove the unsuitable soil and backfill</b> | <b>\$130,000 additional cost</b><br><b>6-8 weeks additional time</b> |
|---|--|

This involves removing approximately 8ft of soft silt and trash over half of the building footprint and replacing with compacted base course. The cavity at Probe 19 may still require additional work.

- |   |   |
|---|---|
| 2. Utilize micro piles & mat foundation | \$539,000 additional cost<br>8-10 weeks additional time |
|---|---|

Steel micro piles driven 30-50ft deep will be used to stabilize the soil with an additional mat foundation. The cost estimates are \$252,000 for the mat foundation and \$275,000 for the micro pile installation. An additional A/E fee of \$12,000 is also necessary for this.

- |  |   |
|--|---|
| 3. Shift the building location & orientation | \$55,000 additional cost<br>4-5 weeks additional time |
|--|---|

This involves shifting the building further north and reorienting it. The building design remains essentially the same, but it is "rotated and flipped" with some minor modification to the Sally Port and parking layout. This requires additional costs of \$20,000 for new A/E drawings and \$35,000 for additional probing. The shift in location and orientation is based on the findings of the probing work already completed and avoids the probe 19 cavity, however additional probing is needed to confirm that soils conditions are suitable.

For additional cost control, we may issue revised structural drawings for the Contractor to use for the additional probing and then revise the remaining A/E drawings after confirming the soils conditions are good. This would require authorization for a \$6,000 portion of the additional \$20,000 A/E fee.

The costs and time noted above are A/E estimates, and the Contractor will need to submit their proposal for the work. Permitting requirements and other factors may increase the additional time required. Attached for your reference are drawings for the proposed micro piles and mat foundation; and for the building orientation shift.

**Please let me know if you need clarification on this information.**

**Senseramente,**

**Cedric Cruz, AIA NCARB LEED AP BD+C**  
**Taniguchi Ruth Makio Architects**  
P.O. Box EA  
Hagatna, Guam 96932  
Tel (671) 475-8772  
Fax (671) 472-3381

PROJECT:  
Construction of a New Central Police Precinct  
Sinaitana, Guam

**COST PROPOSAL - Item 3. Remove Unsuitable Soil Over Half of Building Footprint & Replace with compacted Basecourse-Revised**  
**COST BREAKDOWN**

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		EQUIPT COST		TOTALS
	NUMBER	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL	
A. GENERAL CONDITIONS									
1. Mobilization	1	LS	\$ -	\$ -	\$ 800.00	\$ 800.00	\$ 1,200.00	\$ 1,200.00	\$ 2,000.00
2. Project Management	1	LS		\$ -	\$ 9,000.00	\$ 9,000.00		\$ -	\$ 9,000.00
3. Misc. Expenses	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 2,500.00
B. CIVIL WORKS									
1. Cut & Fill (Dispose)	1	LS	\$ 2,500.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 9,000.00	\$ 9,000.00	\$ 15,000.00
2. Install On-site Subbase Materials, Compact and Test	1	LS	\$ 2,500.00	\$ 2,000.00	\$ 6,500.00	\$ 6,000.00	\$ 10,200.00	\$ 7,000.00	\$ 15,000.00
2. Install Base Course Materials, Compact and Test	1	LS	\$ 42,000.00	\$ 38,500.00	\$ 8,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ 56,500.00



September 7, 2017

Mr. Albert Santos  
A/E Manager  
GHURA

RE: Construct New Central Police Precint at Sinajana  
Subject: RF-2 - SOIL PROBING/Request for Time Extension

This is to follow-up REX International's request for information, RF-2 dated August 25, 2017 regarding above subject on the Soil Probing requirement.

Based on the approximate length of 1200 lineal feet of structural wall/column footings, the requirement of 15 feet intervals, 80 ea holes are to be probed. Marianas Drilling Inc provided Rex International Inc. a cost estimate for said work. Adding Rex International overhead & mark-up, the cost estimate came out at \$48,064.00.

Cost Breakdown:

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
1	Mobilization	1 LS	\$3,000.00	\$ 3,000.00
2	Drilling, logging & grouting	80 holes	\$324.00	\$ 25,920.00
3	Engineering Report, drafting	1 LS	\$8,000.00	\$ 8,000.00
4	Additional Grout	180 cu ft	\$8.50	\$ 1,530.00
Subtotal				\$ 38,450.00
OH & mark-up @20%				\$ 7,690.50
				\$ 46,140.00
4.17% GRT				\$ 1,924.00
				\$ 48,064.00

This cost estimate could be reduced substantially if the Design Team approves the intervals of 45 to 60 feet for the soil probing as suggested on the RF-2.

Also, Rex International Inc would like to request time extension due to the following:

1. Delay in getting the permit: Started permit process 3/28/2017 – permit obtained 6/23/2017
2. Delay in getting temporary water for the construction site(GWA issue): to date, jobsite has no water.

3. Soil Probing Requirement : RF-2 sent on 8/25/2017 - awaiting GHURA direction

4. Inclement Weather

If above request meets GHURA approval Rex International Inc respectfully requests 3 months extension to complete the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward A. Kim', is written over a horizontal line.

Edward A. Kim  
General Manager  
REX International Inc.





**Rex International, Inc.**  
General Building & Engineering Contractor  
Suite 201 Saylor Bldg.  
139 E. Chalan Santo Papa St.  
Hagatna, GU 96910  
Tel: 671-472-6763

Request for Change Order # 002

**PROJECT : Construct New Central Precinct in Sinajana Guam**

9/29/2017

**Contract No: GHURA -11-2016-CDBG**

**To: Mr Mike Duenas**


**Executive Director - GHURA**

**Attn: Mr. Albert Santos**

**Subject: Cost Proposal for Change Order #2 - Cost Breakdown  
SOIL PROBING**

**Cost Breakdown**

Item	Quantity	Quantity	Unit	Unit Cost	Amount
1	Mobilization	1	LS	3000	\$ 3,000.00
2	Drilling, logging & grouting	33	holes	324	\$ 10,692.00
3	Engineering Report, drafting	1	1	8000	\$ 8,000.00
4	Additional Grout	78	cuft	8.5	\$ 663.00
5	De-Mobilization	1	LS	600	\$ 600.00
					\$ 22,955.00
Overhead & Profit @ 25%					\$ 5,738.75
Sub-total					\$ 28,693.75
GRT @ 4.17%					\$ 1,196.53
Cost of Proposal					\$ 29,890.28

  
Edward A. Kim  
General Manager  
Rex International  
472-6763



**Rex International, Inc.**  
**General Building & Engineering Contractor**  
Suite 201 Saylor Bldg.  
139 E. Chalan Santo Papa St.  
Hagatna, GU 96910  
Tel: 671-472-6763

Request for Change Order # 002

**PROJECT : Construct New Central Precinct in Sinajana Guam**  
**Contract No: GHURA -11-2016-CDBG**

10/23/2017

**To: Mr Mike Duenas**  
**Executive Director - GHURA**

**Attn: Mr. Albert Santos**

**Subject: Revised Cost Proposal for Change Order #2 - Cost Breakdown**  
**SOIL PROBING**

**Cost Breakdown**

Item	Quantity	Quantity	Unit	Unit Cost	Amount
1	Mobilization	1	LS	3000	\$ 3,000.00
2	Drilling, logging & grouting	33	holes	324	\$ 10,692.00
3	Engineering Report, drafting	1	1	6500	\$ 6,500.00
4	Additional Grout	38	cuft	8.5	\$ 323.00
5	De-Mobilization	1	LS	600	\$ 600.00
					\$ 21,115.00
Overhead & Profit @ 25%					\$ 5,278.75
Sub-total					\$ 26,393.75
GRT @ 4.17%					\$ 1,100.62
Cost of Proposal					\$ 27,494.37

  
Edward A. Kim  
General Manager  
Rex International  
472-6763



**MARIANAS DRILLING, INC.**  
*Environmental & Water Well Drillers*  
Post Office Box 8170, Tamuning GU 96931

Telephone: 646-7710  
Facsimile: 646-6600  
mdi@geoguam.com

11 October 2017  
001.193A

Rex International, Inc.  
Suite 201 Saylor Building  
139 E Chalan Santo Papa  
Hagatna, Guam 96910

Attention: Mr. Teddy Reyes  
Project Engineer

Subject: Probe Hole Drilling and Grouting  
Central Police Station  
Sinajana, Guam

Gentlemen,

Please find attached records of the probe holes that we drilled and grouted for the Central Police Station project located at Sinajana, Guam.

A total of 33 probe holes were drilled at the locations of the building footprint.

We drilled the probe holes utilizing a truck-mounted, air-rotary drilling equipment, with a 4-inch diameter tricone drill bit. The depth of the probe hole is 18 feet below the existing ground surface.

After the probe holes were completed, the holes were fully backfilled with high slump cement grout for complete backfilling with a compressive strength of 1500 psi at 28-day unconfined compression strength. The volume of cement grout backfill for each probe hole was measured and recorded as a check for complete backfilling.

During the probe hole drilling and grout backfilling, an experienced technical staff was on-site full time recording the drill rates, the subsurface materials encountered in the probe holes and the volume of grout.

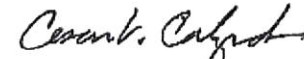
The following is a summary of the findings from the probe holes:

1. The site is overlain with approximately 3 to 7 feet of moderately hard, light brown-white silty-sandy limestone gravel fill.
2. Probe Hole Nos. 11, 12, 18, 19, 25, 26, 27 and 28 encountered dense organic trash ranging from approximately 1 to 3 feet thick and approximately 3-8 feet below existing ground surface.
3. Silt pockets consisting of soft to stiff, reddish-brown sandy silt were encountered in Probe Hole Nos. 5, 10, 11, 12, 15, 17, 18, 19, 20, 22, 24, 25, 27, 28, 29, 31, 32 and 33. The thickness of silt pocket ranges from approximately 1 to 7 and approximately 6 to 16 feet below existing ground surface.
4. The volume of cement grout backfilling the probe hole ranges from 15 to 25 gallons except for probe Hole No. 19 that took 109 gallons (14 cubic feet). Approximately, a total of 670 gallons or 86 cubic foot of cement grout was placed in the probe holes. The theoretical volume of cement grout per hole is about 12 gallons. The excess grout intake was absorbed by the highly porous coralline limestone.
5. No cavities were encountered in the probe holes except for Probe Hole No. 19.

Please contact us if you have any questions regarding this report.

Sincerely yours,

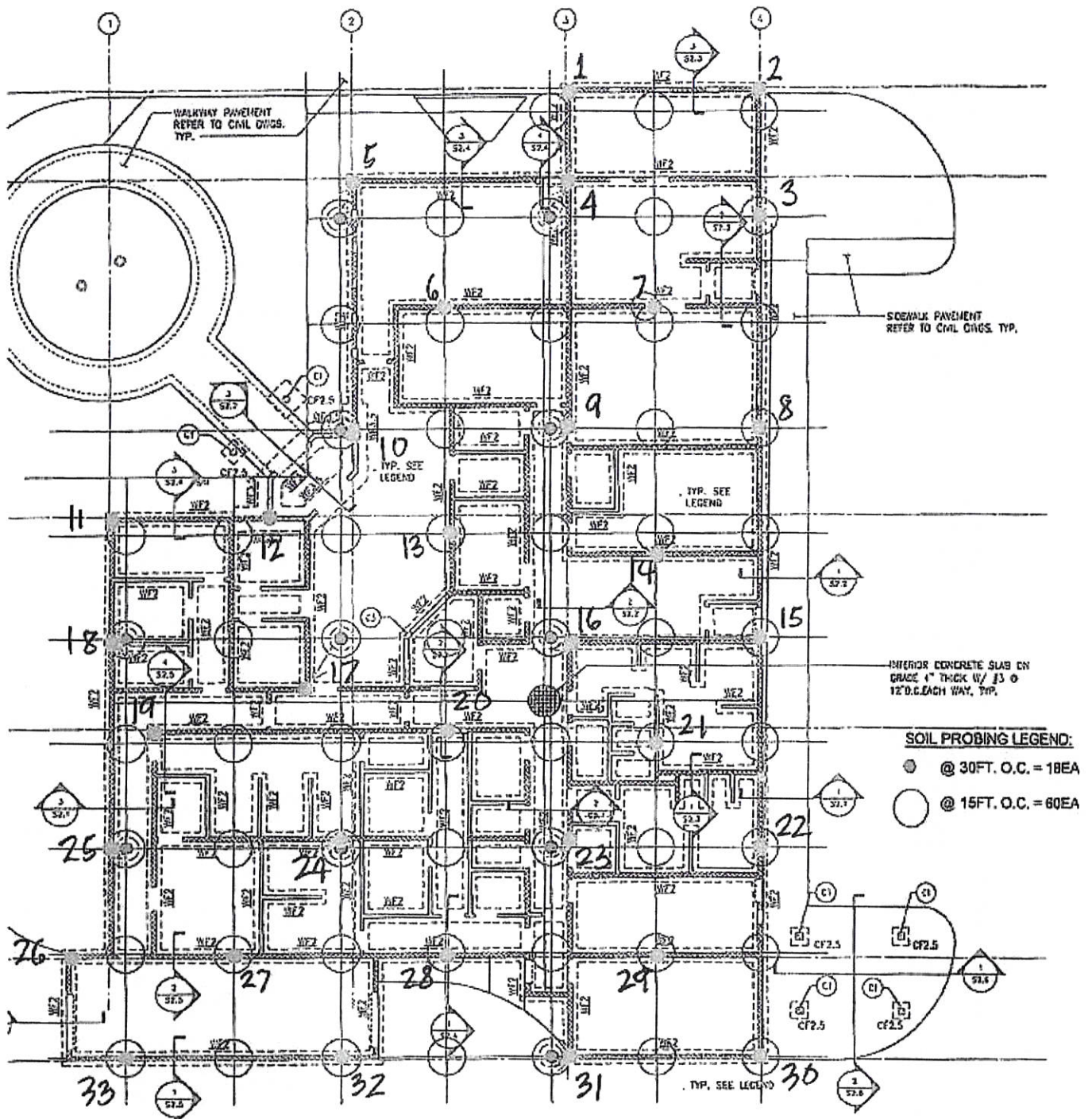
MARIANAS DRILLING, INC.



Cesar V. Calzada  
Senior Geologist

- Attachments:
1. Probe Hole Location Plan
  2. Summary of Probe Hole Drilling and Grouting
  3. Records of Probe Hole Drilling

9/8/17





# MARIANAS DRILLING INC.

## SUMMARY of PROBE HOLE DRILLING and GROUTING

Project: Central Police Station Date: 10 October 2017  
 Equipmen Air-Foam Rotary Drill Rig, 4-Inch dia. Job No.: 001.193A

Probe Hole No.	Date Drilled	Depth Drilled, ft.	Volume of Grout, gals	Remarks
1	10/7/2017	18	18	No cavity encountered
2	10/6/2017	18	20	No cavity encountered
3	10/6/2017	18	20	No cavity encountered
4	10/7/2017	18	17	No cavity encountered
5	10/7/2017	18	15	Silt pockets @ 8-14 ft / No cavity encountered
6	10/7/2017	18	18	No cavity encountered
7	10/7/2017	18	17	No cavity encountered
8	10/6/2017	18	21	No cavity encountered
9	10/7/2017	18	20	No cavity encountered
10	10/7/2017	18	17	Silt pockets @ 6-13 ft / No cavity encountered
11	10/7/2017	18	16	Trash @ 4-5 ft / Silt pockets @ 11-15 ft / No cavity encountered
12	10/7/2017	18	15	Trash @ 4.5-6 ft / Silt pockets @ 10-14 ft / No cavity encountered
13	10/7/2017	18	20	No cavity encountered
14	10/7/2017	18	15	No cavity encountered
15	10/6/2017	18	20	Silt pockets @ 10-12 ft / No cavity encountered
16	10/7/2017	18	25	No cavity encountered
17	10/7/2017	18	15	Silt pockets @ 11-16 ft / No cavity encountered
18	10/6/2017	18	20	Trash @ 3-6 ft / Silt pockets @ 10-13 ft / No cavity encountered
19	10/6/2017	18	105	Trash @ 6-7 ft / Silt pockets @ 11-16 ft / Cavity encountered @ 9 ft
20	10/7/2017	18	16	Silt pockets @ 9-10 ft / No cavity encountered
21	10/7/2017	18	16	No cavity encountered
22	10/6/2017	18	20	Silt pockets @ 7-8 ft / No cavity encountered
23	10/7/2017	18	20	No cavity encountered
24	10/7/2017	18	18	Silt pockets @ 9-15 ft / No cavity encountered
25	10/6/2017	18	15	Trash @ 4-5 ft / Silt pockets @ 10-13 ft / No cavity encountered
26	10/6/2017	18	15	Trash @ 5-7 ft / No cavity encountered
27	10/7/2017	18	20	Trash @ 4-6 ft / Silt pockets @ 8-13 ft / No cavity encountered
28	10/7/2017	18	15	Trash @ 5-8 ft / Silt pockets @ 9-13 ft / No cavity encountered
29	10/7/2017	18	18	Silt pockets @ 6-7 ft / No cavity encountered
30	10/6/2017	18	15	No cavity encountered
31	10/6/2017	18	15	Silt pockets @ 8-12 ft / No cavity encountered
32	10/6/2017	18	17	Silt pockets @ 10-11 ft / No cavity encountered
33	10/6/2017	18	18	Silt pockets @ 11-14 ft / No cavity encountered
Total		594	670	

Prepared by Cesar V. Calzada  
 Cesar V. Calzada - Senior Geologist

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

**MEMORANDUM:**

**December 21, 2017**

**TO:** Board of Commissioners

**FROM:** Michael J. Duenas, Executive Director 

**SUBJECT:** Intent of Award  
IFB GHURA-COCC-018-003-MIS  
Website Maintenance and Upgrade Services

Bid opening for the IFB GHURA-COCC-018-003-MIS Website Maintenance and Upgrade Services was held on 2:00p.m., Tuesday, November 21, 2017. A total of three (3) vendors picked up a bid packet but a total of one (1) bidder submitted a bid. Listed below is the result of the bid submitted, which was opened and read aloud.

**Bid Price Submission:**

<b>Vendor</b>	<b>GuamWebz</b>
<b>Base Bid Item no. 1: Maintenance of GHURA Website Year 1</b>	<b>\$14,230.00</b>
<b>Year 2</b>	<b>\$7,285.00</b>
<b>Year 3</b>	<b>\$7,285.00</b>
<b>Year 4 Option</b>	<b>\$9,600.00</b>
<b>Year 5 Option</b>	<b>\$9,600.00</b>
<b>Additive Bid Item no. 1: Design of GHURA Website</b>	<b>\$4,230.00</b>
<b>Additive Bid Item no. 2: Development and Maintenance of On-Line Application</b>	<b>\$75.00 per hour</b>

**List of vendors who picked up packets and their responses:**

1. GuamWebz - Submitted bid
2. Splash Factory – (Off-island vendor) – Was not responsive
3. Angliotech, Pacific LLC – Did not submit due to prior commitments

Attached is the Independent Cost Estimate (ICE) prepared by MIS for Website Maintenance Services. The ICE was based on GHURA's current website services versus other government agencies which does not include cost of government in-house staff hired to maintain their website.

The factors not determined are type of software, complexity of website(s), labor, which may affect the overall cost of the website services.



In addition to, attached is the Current VS Proposed Website Cost Comparison which breaks down the current website services and other services such as the G-Suite Services, Application Status – Waiting List System hosting & SSL Certification Services of which are additions to GHURA's website services. The IFB submission from GuamWebz includes the redevelopment of GHURA's current site, the secure content management, W3C & WCAG compliance, & updated development language (DRUPAL), website and email hosting (100 accounts), content update and maintenance services. The software upgrades and G-Suite services has increased the price dramatically.

With increased cybersecurity threats, GHURA's MIS has made clear their intent and is in favor of the software upgrade.

GHURA has submitted a sole-source request to the HUD office in Honolulu and is pending HUD's approval.

**Request to Award:** GHURA is requesting the Board of Commissions to approve the award of the service contract for the Website Maintenance and Upgrade Services to GuamWebz for base bid item no. 1 \$14,230.00, Year 2 \$7,285.00, Year 3 \$7,285.00, Year 4 (Option) \$9,600.00 & Year 5 (Option) \$9,600.00 for a total of \$28,800.00 for the first three (3) years and \$19,200.00 for Year 4 & 5, pending HUD's approval.

Attachments:      Bid Abstract  
                            Independent Cost Estimate  
                            Current VS. Proposed Website Cost Comparison

**At the Regular Board Meeting of December 28, 2017, a motion was made by Commissioner Paulino and seconded by Resident Commissioner Leon Guerrero to approve the award of the service contract for the Website Maintenance and Upgrade Services to GuamWebz for base bid item 1 for \$14,230.00, Year 2 for \$7,285.00, Year 3 for \$7,285.00, Year 4 (Option) for \$9,600.00 & Year 5 (Option) for \$9,600.00 . A total of \$28,800.00 for the first three (3) years and \$19,200.00 for Year 4 & 5, pending HUD's approval. Without any further discussion and objection, the Motion was approved.**



Guam Housing and Urban Renewal Authority  
 Bid Abstract for GHURA-COCC-018-003-MIS Website Maintenance and Upgrade Services  
 Bid Opening Date: 2:00p.m., Tuesday, November 21, 2017

Executive Director  
 Michael Duenas

NAME OF BIDDER	Base Bid Item	Additive	BID Bond	NAME OF BONDING	Business	Vendor Bid	Contract	Ownership	Non-Grant	Ethical	DOL	Contingent	Conflict of	HUD Form	Website	Technical Resume	Descriptive	Addendum
	1	Bid Items 1 & 2	GHURA form 016	CO. AND ADDRESS	License	Form	Contr. Form AG 002	AG 003	AG 004	AG 005	AG 006	AG 007	Interest	5369C	Developer Cert	Key Personnel	Literature	1 to 3
Guam Webz	Year 1: 14,230.-				✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
	Year 2: 7,285.-	Item 1: 4,230.- Annual															6 weeks (web site)	
	Year 3: 7,285.-	Item 2: 75.00 Hourly																
	Option																	
	Year 4: 9,600.-																	
1	Year 5: 9,600.-																	
	Year 1:	Item 1: Annual																
	Year 2:	Item 2: Hourly																
	Year 3:																	
	Option																	
	Year 4:																	
2	Year 5:																	
	Year 1:	Item 1: Annual																
	Year 2:	Item 2: Hourly																
	Year 3:																	
	Option																	
	Year 4:																	
3	Year 5:																	

ATTESTED BY: *John Duenas* 11/21/17

IFB OPENED BY: *John Duenas* 11/21/17

TITLE: *Buyer's Supervisor*

DATE: *11/21/17*

INDEPENDENT COST ESTIMATES:

BID ITEM 1: (MAINTENANCE & SUPPORT)

AGENCY/ POINT OF CONTACT	EMAIL ADDRESS	PHONE	VENDOR	VENDOR CONTACT	Annual Maintenance Costs	Initial Non-Recurring Setup	Annual Email Hosting (Additional)	Comments
GHURA/JULE LUJAN	JULS@GHURA.ORG	475-1352	MIS Estimates		\$1,000.00	\$5,000.00	\$7,500.00	
GHURA/JULE LUJAN	JULS@GHURA.ORG	475-1352	GuamWebb	RHAJ SHARMA	\$1,848.00	\$4,045.87	\$7,020.00	
GUAM HOUSING CORP/CASSANDRA SANTOS	CASSANDRA.SANTOS@GHC.GUAM.GOV	867-4143	Icon Pacific	AI ROSARIO	\$1,800.00			Current Website Contract
GNHA/VICENT QUICHOCHO	VINCE.QUICHOCHO@GNHA.ORG	867-2207	InternetHost (Portland Oregon)		\$600.00			Company dissolved/not maintained. Hired in-house I.T. staff to maintain site. No development.
DOMA/DEY MANIBUSAN	JOSEPH.MANIBUSAN@COTECH.GUAM.GOV	475-1113	GTA		\$1,333.68			Agency in-house staff designs and maintains*
	ROY.TAIMANGLO@DARRPACIFIC.COM	867-3874	Data Management Resources (DMR)	ROY TAIMANGLO				Agency in-house staff designs and maintains*
								No response. Email and phone solicitation unsuccessful

BID ITEM 2: (WEBSITE DEVELOPMENT & DESIGN - OPTIONAL)

AGENCY/ POINT OF CONTACT	EMAIL ADDRESS	PHONE	VENDOR	VENDOR CONTACT	Annual Costs
GHURA/JULE LUJAN	JULS@GHURA.ORG	475-1352	MIS Estimates		\$5,000.00

BID ITEM 3: (PAYPAL SYSTEM - OPTIONAL)

Services and Market research optional

\*Does not include staff wages to design/maintain site

Conducted by: John A. Fox  
 Division: PAIS  
 Date: 9/2/17

## CURRENT VS PROPOSED WEBSITE COST COMPARISON

<u>CURRENT WEBSITE CONTRACT (as of 9/7/2017)</u>	<u>Per Month</u>	<u>Annual</u>
Includes website hosting, content updates, & maintenance services	\$154.00	<b>\$1,848.00</b>
 <u>ADDITIONAL CONTENT</u>		
G-Suite Services - Email hosting (90 accounts)	\$585.00	<b>\$7,020.00</b>
Application Status – Waiting List System hosting & SSL Certification Services	\$120.00	<b>\$1,440.00</b>
Initial Non-recurring Setup		<u><b>\$6,000.00</b></u>
		<b>\$16,308.00</b>

### IFB#-GHURA-COCC-017-003-MIS

#### Base Bid No.1 MAINTENANCE OF GHURA WEBSITE

##### Year 1

Redevelopment of current site, including secure content management, W3C & WCAG compliance, & updated development language (Drupal). **\$6,945.00**

Includes Website and email hosting (100 accounts), content updates and maintenance services **\$7,285.00**  
**\$14,230.00**

##### Year 2

Includes website and email hosting (100 accounts), content updates, & maintenance services **\$7,285.00**

##### Year 3

Includes website and email hosting (100 accounts), content updates, & maintenance services **\$7,285.00**