

BOARD OF COMMISSIONERS REGULAR SCHEDULED MEETING 12:00 P.M. Friday, February 24, 2017 GHURA's Main Office 1st floor, Conference Room, Sinajana AGENDA

1.	ROLL CALL	
II.	APPROVAL OF PREVIOUS BOARD MINUTES - February 10, 2017	
	Pa	ge(s
III.	CORRESPONDENCE AND REPORTS 1. GHURA FDS	1-12
IV.	OLD BUSINESS 1. Section Eight Lottery Update (Reference Minute No. 051/017)	
V.	NEW BUSINESS 1. Intent of Award	3-19
VI.	GENERAL DISCUSSION / ANNOUNCEMENTS 1. Next proposed scheduled Board meeting – March 17th and 31st	

VII. ADJOURNMENT

Highlights of GHURA FDS FY 2016 Unaudited as compared to FY 2015 Audited

Balance Sheet Comparison:

- 1. Total Assets
 - FY 2016 is \$48.7 M
 - FY 2015 was \$49.3 M
 - o reflects a decrease of \$600 K
- 2. Total Liabilities
 - FY 2016 is \$22.5 M
 - FY 2015 was \$23.2 M
 - o reflects an decrease of \$700 K
- 3. Total Equity
 - FY 2016 is \$26.2 M
 - FY 2015 was \$26.1 M
 - o reflecting an increase of \$100 K

Revenue & Expense Comparison:

GHURA ended fiscal year (FY) 2016 with an increase in net assets (net income) of \$91 K compared to \$72 K in FY 2015; an increase of \$19 K.

- Revenues
 - FY 2016 totaled \$48.1 M
 - FY 2015 totaled \$46.2 M
 - o an increase of \$1.9 M.
- 2. Expenses
 - FY 2016 totaled \$48.0 M
 - FY2015 totaled \$46.1 M
 - o an increase of \$1.9 M.
- 3. Excess Cash for the AMPs
 - FY 2016 is \$7.1 M
 - FY 2015 was \$6.4 M
 - o an increase of \$700 K.
- Equity for HCV
 - FY 2016 is \$796 K for HAP and -\$1.8 M for Admin Fee as compared to
 - FY 2015 was \$141 K for HAP and -\$2.1 for Admin Fee
 - o an increase in HAP of \$655 K and Admin Fee of \$300 K.

Highlights of GHURA Public Housing Assessment System (PHAS) – Interim Rule Financial Indicator FY 2016 Unaudited Financial Data Schedule

- 4 Indicators with total points of 100:
 - (1) Physical Condition
 - (2) Financial Condition
 - (3) Management Operations
 - (4) Capital Fund Program
- Financial Condition 25 points (must be 15 points or higher, 60%)
 - 3 Sub-indicators:
 - (1) Quick Ratio (QR): measures liquidity or the availability of cash to pay debt,
 - (2) Months Expendable Net Assets Ratio (MENAR): measure adequacy of reserves or reserves should cover at least 4 months of expenses and
 - (3) Debt Service Coverage Ratio (DSCR): measures capacity to cover debt

GHURA's preliminary point is 25

BOARD OF COMMISSIONERS

REGULAR SCHEDULED MEETING

12:00 p.m., February 24, 2017

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 **February 24, 2017** 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

Carl V. Dominguez, Member

Joseph M. Leon Guerrero, Resident Commissioner

COMMISSIONERS ABSENT:

Eliza U. Paulino, Member (excused)

Annabelle M. Dancel, Member (excused)

BOC LEGAL COUNSEL:

Anthony Perez

MANAGEMENT & STAFF:

Michael J. Duenas, Executive Director

Millie Taitano, Special Assistant Albert Santos, A&E Manager Katherine Taitano, Chief Planner Lucele Leon Guerrero, Controller

PUBLIC:

George Pereda

Neil Pang GPD Officials

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 can proceed.

Minute Ref. No. No. Approval of Previous Board Meeting		Action	
No.	No.	Approval of Previous Board Meeting	By:
096/17		The Chairman called for a motion to be made on the approval of the Minutes for the previous Board Meeting on February 10, 2017.	
097 /17		After review and discussion by the Board Members, a motion was made by Commissioner Dominguez and seconded by Commissioner Leon Guerrero to approve the Board Minutes of February 10, 2017 as submitted.	
Minute No.	Ref.	New Business	Action By
098 /17	140.	Intent of Award, Construction of a New	
		Mr. Chairman stated that with the concurrence of the other commissioners, he will jump down the agenda and discuss the award for the construction of a new central police precinct. Mr. Albert Santos acknowledged the presence of several officials from the Guam Police Department (GPD). Most of the officers present participated in the design of the facility. Mr. Albert Santos stated of the nine contractors who picked up a bid package, only six submitted a proposal. Based on the committee's review of the proposals received, it was determined that Rex International Inc.'s submission was the lowest responsible responsive bidder (bid tabulations were included for the Board's review and information). Mr. A. Santos stated that he structured the bid to consist of a basic bid and seven deductive bid items. This was to ensure that an award could be issued within the available funding.	

Minute No.	Ref. No.	New Business	Action By
098 /17 (continuation)		Fortunately, the lowest responsive, responsible bid came in at just under the government's budget. Therefore Mr. Santos requested the Board to approve a contract for the construction of a central police precinct for Base Bid No.1 in the amount of \$2,937,300.00 and that the award to be issued in two phases.	
		(Phase I: issued based on the current funding amount of \$1,959,216.05 for the start of the project. Phase II: issued upon completion of the reprogramming of funds wherein GHURA will amend the contract for the additional funds to complete the Precinct in the amount of \$987,083.95) for a total contract amount of \$2,937,300.00.	
099 /17		A motion was made by Commissioner Leon Guerrero and seconded by Commissioner Dominguez to award the contract to Rex International Inc. for Base Bid #1 in the amount of \$2,937,300.00 for the Construction of the Central Precinct Command in two phases, Phase I for \$1,950,216.50 and Phase II for \$987,083.95. Without any further discussion and objection, the Motion was approved.	

Minute	Ref.	Correspondence and Reports	Action
No.	No.		By
100/17		GHURA FDS, FY2016 Unaudited as compared to FY2015 Audited Ms. Lucele Leon Guerrero presented the authority's financials (FY2016 unaudited vs. FY2015 audited). In summary she reported the following: Decrease of \$600K in total assets, Decrease of \$700K in total liabilities, Increase of \$100K in total equity. Increase of \$1.9M in revenues, Increase of \$1.9M in expenses, Increase of \$700K in excess cash for AMPs, Increase \$655K in HAPs and Admin Fee of \$300K in equity for HCV.	
Minute	Ref.	Old Business	Action
No.	No.		By
101/17		Section 8 Lottery Update (Reference Minute No. 051/17) Director Duenas stated that 1,270 out of the 1,800 selected have submitted their online application. The site was shut down on February 15th and letters were sent out on February 17th to families who didn't meet that deadline giving them another opportunity to file their online application from February 23rd thru the 28th. After this time period, we will begin to work with those who have submitted their online application.	Michael Duenas

Minute	Ref.	General Discussion / Announcements	Action
No.	No.		By
102/17		Next Proposed Scheduled Meetings – March 17 th and 31st	

103/17 ADJOURNMENT

There being no further business before the Board, a motion was made by **Commissioner Dominguez** and Seconded by **Vice Chairman Borja**, which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at 12:57p.m.

(SEAL)

MICHAEL J. DUENAS

Board Secretary/Executive Director

GHURA Comparison of Unaudited FDS vs. Audited FDS FY 2016 vs. FY 2015

		Unaudited FY		Increase	Q16- 1104	
Report	Category	2016	Audited FY 2015	(Decrease)	% Change	Comments
Balance						Increase (1)(Decrease (1)
	-	200		100		AMPs (-\$1.1 M), HCV (\$1.0 M), State/Local (-\$0.6 M), COCC (\$0.3 M), CDBG (-\$0.1 M), HOME (\$0.1
	lotal Assets	48,/81,141	49,348,202	(26/,061)	-1.15%	M), Compact Impact (-\$0.1 M) & SHP (-\$0.1 M)
	Total Liabilities	22,549,507	23,207,529	(658,022)	-2.84%	AMPs (\$0.1 M), State/Local (-\$0.5 M), GT (-\$0.1 M), CDBG (-\$0.1 M), Compact Impact (-\$0.1 M), SHP (-\$0.1 M) & CoC (\$0.1 M)
	Total Equity	26,231,634	26,140,673	90,961	0.35%	AMPs (-\$1.3 M), HCV (\$1.0 M), State/Local (-\$0.1 M), GT (\$0.2 M), HOME (\$0.1 M) & SHP (\$0.2 M)
Revenue & Expense						
						AMPs (\$0.2 M), HCV (\$1.6 M), State/Local (\$0.3 M), GT (\$0.1 M), COCC (\$0.1 M), CDBG (\$0.7 M), HOME (\$0.2 M), Compact Impact (-\$1.4 M) ESG (\$0.1 M), SHP (-\$0.9 M), SAMHSP (\$0.1 M), COC
	Total Revenues	48,053,085	46,163,677	1,889,408	4.09%	(\$1.1 M) & SPC (-\$0.3 M)
						AMPs (\$1.6 M), HCV (\$0.4 M), State/Local (-\$0.2 M), GT (\$0.1 M), COCC (\$0.2 M), CDBG (\$1.0 M),
	Total Expenses	47,962,124	46,091,357	1,870,767	4.06%	noine (30.1 M), compact impact (-31.4 M), ESG (30.1 M), SHP (-30.9 M), SAMHSP (30.1 M), COC (31.1 M) & SPC (-50.3 M)
	Excess					
	(Deficiency) of				×	
	Total Revenue					
	Over (Under)					AMPs (-\$1.1 M), HCV (\$0.8 M), State/Local (\$0.5 M), GT (\$0.2 M), COCC (-\$0.2 M), CDBG (-\$0.3 M)
	Total Expense	90,961	72,320	18,641	25.78%	& HOME (\$0.1 M)
	Beginning Equity	36,958,922	36,886,602	72,320	0.20%	FY 2015 Net Income
	Ending Equity	37,049,883	36,958,922	90,961	0.25%	FY 2016 Net Income
	Equity Variance	(10,818,249)				Prior period adjustment to beginning Equity - GASB 68 Adjustment

	AMPs	N N	GT.	CDBG	HOME	ESG	SHP	SPC	NSP	WAP	Subtotal
2016	31,619,682	2,564,980	2,434,701	800'889	417,439	37,826	\$P	914	20,726	1	37,778,362
2015	32,735,340	1,551,532	2,398,958	819,291	286,390	28,464	110,602	448	20,709		37,951,734
Increase (Decrease)	(1,115,658)	1,013,448	35,743	(136,283)	131,049	9,362	(110,602)	(448)	17		(173,372)
% Change	-3.41%	65.32%	1.49%	-16.63%	45.76%	32.89%	-100.00%	-100.00%	0.08%	0.00%	-0.46%
	100										004 770
2016	6,261,907	3,594,260	1,504,684	1,890,509	646,497	37,826	•	-	50,726	•	13,956,409
2015	6,109,705	3,516,533	1,649,338	2,002,318	637,490	28,464	110,602	448	50,709	٠	14,075,607
Increase									.,		1000000
(Decrease)	152,202	727,77	(144,654)	(111,809)	6,007		(110,602)	(448)	17	•	(119,198)
% Change	2.49%	2.21%	-8.77%	-5.58%	1.41%	32.89%	-100.00%	-100.00%	0.08%	0.00%	-0.85%
2016	25 357 775	1080 000 17	030.017	/1 207 501/	(220.058)			3			23 821 953
2010	202 203 20	(1 005 004)	20,000	(100,001)	(254,000)			0 1			701 270 60
CTOZ	50,620,02	(1,505,007)	743,020	(170'501'1)	(1001,100)	•	1	•		•	77T/0/0/C7
(Decrease)	(1,267,860)	935,721	180,397	(24,474)	122,042	10	9	31	3		(54,174)
% Change	-4.76%	-47.62%	24.07%	2.07%	-34.76%	00:00%	0.00%	0.00%	0.00%	0.00%	-0.23%
	CoC	Compact-	ROSS	SAMHSP	MFSCG	State/LOCAL	2202	ACA	FSS	Community	Total
2016	81,146	10,051	28,881	(7)	11,565	6266656	1,250,455	1	20,742	-	48,781,141
2015	t	149,100	14,397	928	14,137	10,186,425	777,186	10,208	39,496		49,348,202
Increase (Decrease)	81.146	(139.049)	14.484	(928)	(2.572)	(586.486)	268.678	(10.208)	(18.754)	1	(567.061)
% Change	0.00%	-93.26%	100.60%	-100.00%	-18.19%	-5.76%	27.37%	-100.00%	-47.48%	0.00%	-1.15%
2016	81,146	10,051	103,527	,	11,565	5,317,065	2,991,665		620'82		22,549,507
2015	t	149,100	89,043	928	14,137	5,852,790	2,918,883	10,208	96,833	10	23,207,529
Increase		22									
(Decrease)	81,146	(139,049)	14,484	(928)	(2,572)	(535,725)	72,782	(10,208)	(18,754)	1	(658,022)
% Change	0.00%	-93.26%	16.27%	-100.00%	-18.19%	-9.15%	2.49%	-100.00%	-19.37%	%00.0	-2.84%
2016			(74,646)	ar .	•	4,282,874	(1,741,210)	(1)	(57,337)	1	26,231,634
2015		4	(74,646)	1	3	4,333,635	(1,937,106)	1	(57,337)	4	26,140,673
Increase											
(Decrease)	1	9	Ü	:1	â.	_	195,896	7	3.0		90,961
% Change	0.00%	0.00%	%00.0	0.00%	0.00%	-1.17%	-10.11%	0.00%	0.00%	0.00%	0.35%
	2016 2015 Increase % Change % Change	32,73 32,73 32,73 32,73 32,73 5,26,26 6,10 (1,26 (1,26 8 8	AMMPS AMMPS 3,1619,682 32,735,340 1,558 1,011 -3,41% 6,261,907 3,59 6,261,907 3,59 6,109,705 1,00 25,357,775 (1,00 25,625,635 (1,96 25,625,635 (1,96 25,625,635 (1,96 25,327,775 (1,00 25,327,775 (1,00 25,327,775 (1,00 25,327,775 (1,00 25,327,775 (1,00 25,625,635 (1,96 20,000 25,327,775 (1,00 25,	AMMPS	AMIN'5	32,735,340 2,434,701 683,008 41 32,735,340 1,551,532 2,398,958 819,291 28 32,735,340 1,551,532 2,398,958 819,291 28 32,735,340 1,551,532 2,398,958 819,291 28 32,735,340 1,551,532 2,398,958 819,291 28 32,735,340 1,551,532 1,649,338 1,649,509 64 6,109,705 3,516,533 1,649,338 2,002,318 63 152,202 77,727 (144,654) (111,809) 64 6,109,705 3,516,533 1,649,338 2,002,318 63 25,357,775 (1,029,280) 930,017 (1,207,501) (22 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,620 (1,183,027) (35 26,625,635 (1,965,001) 749,646 (928) (1,183,027) (1,100,009,000) 25,337,775 (1,103,049) 14,484 (928) (1,193,049) 14,484 (928) (1,1	Authors	Authors Auth	Authorist Auth	31,519,682	Authors Auth

		AMPs	HCV	ET.	CDBG	HOME	ESG	SHP	SPC	NSP	WAP	Subtotal
Total Assets	2016	31,619,682	2,564,980	2,434,701	800'899	417,439	37,826	•	•	20,726	1	37,778,362
& Deferred	2015	32,735,340	1,551,532	2,398,958	819,291	286,390	28,464	110,602	448	20,709	1	37,951,734
Outflows	Increase (Decrease)	(1,115,658)	1,013,448	35,743	(136,283)	131,049	9,362	(110,602)	(448)	17	Я	(173,372)
	% Change	-3.41%	65.32%	1.49%	-16.63%	45.76%	32.89%	-100.00%	-100.00%	0.08%	0.00%	-0.46%
Total Liabilities	2016	6,261,907	3,594,260	1,504,684	1,890,509	646,497	37,826	i	1	20,726	1	13,956,409
& Deferred	2015	6,109,705	3,516,533	1,649,338	2,002,318	637,490	28,464	110,602	448	20,709	1	14,075,607
,	Increase	200 021		(470.000)	1444 0000	100.0		(200,011)	1000)	ŗ		110 100
SWOIIII	(Deci ease)	2.49%	7,171	(144,054)	75 58%	1,007	37 89%	-100,00%	(448)	0.08%	*000	.0.85%
	20		277	3	2000	241	200	200	200			
Total Equity	2016	25,357,775	(1,029,280)	930,017	(1,207,501)	(229,058)			1			23,821,953
	2015	26,625,635	(1,965,001)	749,620	(1,183,027)	(351,100)	1	ā	3	•). I	23,876,127
	Increase (Decrease)	(1,267,860)	935,721	180,397	(24,474)	122,042	31	3		,	-1	(54,174)
	% Change	-4.76%	-47.62%	24.07%	2.07%	-34.76%	0.00%	0.00%	0.00%	0.00%	0.00%	-0.23%
		رادار	Compact-	BOSS	CAMHCD	MESCIG	State/IOCAI	נטנג	ACA	בעע	Comminity	Total
Total Assets	2016	81.146	10.051	28.881	1	11.565	9.599.939	1 250 455	1	20.742	-	48.781.141
& Deferred	2015		149,100	14,397	928	14,137	10,186,425	981,777	10,208	39,496	ī	49,348,202
Outflows	Increase (Decrease)	81 146	(139 049)	14 484	(428)	(27.5.7)	(586 486)	268 678	(10 208)	(18 754)		(567 061)
	% Change	0.00%	-93.26%	100.60%	-100.00%	-18.19%	-5.76%	27.37%	-100.00%	-47.48%	0.00%	-1.15%
Total Liabilities	2016	81,146	10,051	103,527	1	11,565	5,317,065	2,991,665	•	78,079	•	22,549,507
& Deferred	2015	1	149,100	89,043	826	14,137	5,852,790	2,918,883	10,208	96,833	L	23,207,529
	Increase											9
Inflows	(Decrease)	81,146	(139,049)	14,484	(928)	(2,572)	(535,725)	72,782	(10,208)	(18,754)	1	(658,022)
	% Change	%00.0	-93.26%	16.27%	-100.00%	-18.19%	-9.15%	2.49%	-100.00%	-19.37%	%00:0	-2.84%
											i.	
Total Equity	2016	•	t	(74,646)	•	•	4,282,874	(1,741,210)	•	(57,337)	•	26,231,634
	2015	i	1	(74,646)	Ü	1	4,333,635	(1,937,106)	,	(57,337)	1	26,140,673
	Increase											3
	(Decrease)	3	3951	30			(50,761)	195,896	1.1			90,961
	% Change	%00.0	0.00%	0.00%	0.00%	0.00%	-1.17%	-10.11%	0.00%	0.00%	0.00%	0.35%

GHURA Preliminary FASS Score FY 2016

2010				
Points	1			
12				
11				
2				
25				
AMP 1	AMP 2	AMD 3	AMP 4	Total
MINIT 1	AIVIF 2	AMIFS	AIVIF 4	Total
1,951,718	2,125,943	2,536,731	3,055,151	9,669,543
202,976	704,289	1,148,282	182,941	2,238,488
9.6	3.0	2.2	16.7	4.3
12.0	12.0	12.0	12.0	12.0
1,748,742	1,421,654	1,388,449	2,872,210	7,431,055
69,224	66,041	76,352	107,020	318,638
25.3	21.5	18.2	26.8	23.3
11.0	11.0	11.0	11.0	11.0
142,304	281,795	176,094	202,076	802,269
-	-	-		
2.00	2.00	2.00	2.00	2.00
25.0	25.0	25.0	25.0	25.0
	Points 12 11 2 25 AMP 1 1,951,718 202,976 9.6 12.0 1,748,742 69,224 25.3 11.0 142,304 -	Points 12 11 2 2 25 AMP 1	Points	Points



Interim PHAS Score by Indicator

IIICCIIIII I IIAO OCOIT	c by marcator			
Physical Condition	• 40 points			
Financial Condition *	• 25 points			
Management Operations	• 25 points			
Capital Fund Program	• 10 points			
Overall PHAS score 100 points				
* Threshold score for this indicator mus 60% of maximum number of points (25 Real Estate Assessment Center ———— Version 4.0				

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Prior vs. New Sub-indicators (Ratios)

Prior PHAS

Interim PHAS

Current Ratio	9.0 ←	Quick Raitio (QR)	
Months Expendable Fund			12.0
Balance (IMIEFB)	9.0	Moniths Expendable Net	
Tenant Receivables Outstanding (TRO)	4.5	Assets Raitio (IMIENIAR)	11.0
Occupancy Loss (OL)	4.5	The state of the s	
Net Income (NI)	1.5	,	
Expense Managemenit		Debit Service Coverage	
(EM)	1.5	Raidio (IDSCRI)	2.0
TOTAL POINTS 3	0.0	TOTAL POINTS	25.0

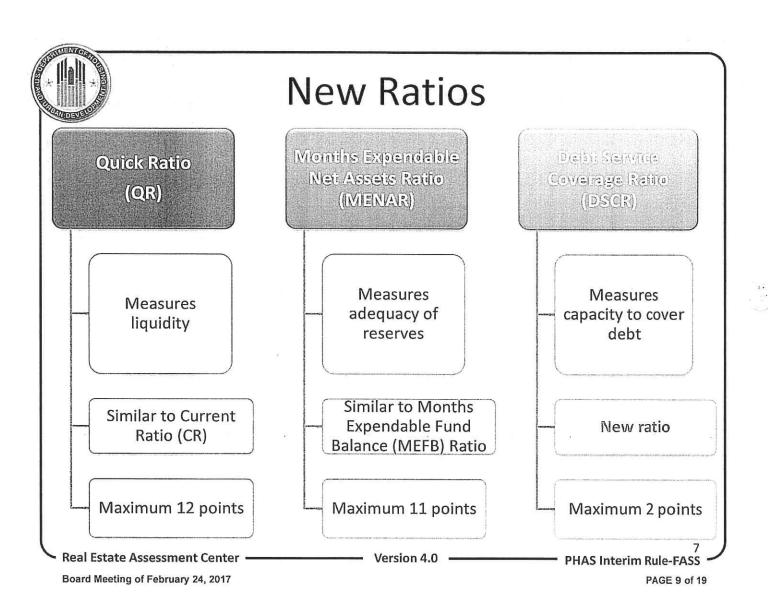
Real Estate Assessment Center

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PHAS Interim Rule-FASS

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How QR is Scored

QR < 1.0

0 points

QR = 1.0

7.2 points

7.2<points<12.0

QR ≥ 2.0

12.0 points

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How MENAR is Scored

MENAR < 1.0

0 points

MENAR = 1.0

6.6 points

6.6<points<11.0

MENAR≥4.0

11.0 SIMIENIAR < 4.0

11.0 points

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How DSCR is scored

DSCR < 1.0

0 points

≥ 1.0 but <1.25

1 point

DSCR ≥ 1.25

2 points

NO DEBT AT ALL

2 points

Real Estate Assessment Center

Version 4.0

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Section 8 HCV Lease-Up:

- FY 2016 96.8%
- FY 2015 94.1%

An increase of 2.7%

AMPs/PH Occupancy:

- FY 2016 98.8%
- FY 2015 97.2%

An increase of 1.6% or 143 units occupied (12 units/month)

Excess Cash Breakdown:

AMP 1 - \$1.6 M	24%
AMP 2 - \$1.4 M	19%
AMP 3 - \$1.3 M	18%
AMP 4 - \$2.8 M	39%

Total: \$7.1 M

100%

GT/Elderly Occupancy:

- FY 2016 98.3%
- FY 2015 100%

A decrease of 1.7% or 10 units occupied (about 1 unit/month)

Approved Rent: FY 2016 - \$1,200/month FY 2015 - \$ 945/month

An increase of \$255/month or \$150 K to be reserved for CNA Projects.

Rent Share:

HUD Subsidy

FY 2016 – 85.2%

FY 2015 - 81.1%

An increase of 4.1%

Tenant Share

FY 2016 – 14.8 %

FY 2015 - 18.9 %

A decrease of 4.1%

CPD Projects:

- Compact Impact Mosquito Lab in Dededo Almost done
- CDBG Completed Projects

Upgrade of Richard DeGracia Naputi Sports Field Rehab of Sinajana Community Recreational Facility Rehab of Agafa Gumas Community Recreational Facility Rehab of Astumbo Gardens Community Recreational Facility

Starting Projects

Acquisition/Construction of Central Police Precinct Purchase of Land Rehab/Upgrade of Astumbo Gym

HOME Projects:

- Acquisition/Rehab - Acquired 1 unit to be rehabbed.

- Renewable Homes – FY 2015 9 Units sold

FY 2016 4 Units sold

Total of sold

13 units

Average in-house mortgage

\$150 K

5 units occupied under lease with option to purchase

2 units and available for purchase

1 unit to be rehabbed.



GHURA

Guam Housing and Urban Renewal Authority Aturidat Ginima' Yan Rinueban Siudat Guahan 117 Bica Venida Avenue, Sinajana, GU 96910 Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



MEMORANDUM

TO

Board of Commissioners

FROM

Executive Director

DATE

February 14, 2017

SUBJECT

Intent of Award

Construction of a New Central Police Precinct in Sinajana

The Bid Opening for the subject project was held on February 6, 2017 at 2:00 p.m. Of the nine contractors who purchased Bid Specification Packages, five submitted actual Bids. Listed below are the results of the Bids submitted. In accordance with our GHURA procurement practices, Bids were opened and the essential elements to demonstrate responsible submission were affirmed and read aloud to the attendees of the Bid Opening process.

Contractor	Base Bid #1	Deductive Bid Items 1 thru 7
Chi Construction Inc.	\$3,420,000.00	\$281,500.00
Rex International Inc.	\$2,937,300.00	\$287,300.00
P& E Construction Inc.	\$2,994,276.39	\$267,922.00
Mega United Corp.	\$3,852,633.00.	\$277,645.00
Orion Construction Guam	\$3,498,093.68	\$334,316.04
		The second secon

Government estimate

\$3,000,000.00

\$350,000.00

Our present concerns over the island-wide shortage of available laborers necessitated that we formulate Bid Specifications in such a way as to ensure that, if the apparent low Bid received in response to this solicitation exceeds the available funding for the proposed contract work, that we may either accept separately priced items with the Deductive Bid Items.

Listed below are the Deductive Bid Items:

- 1. Stacking turn lane from Route 4 into the site (deceleration lane)
- Auxiliary roadway
- 3. Additional sidewalk
- Wash down canopy
- 5. Patio canopy
- 6. Painted exposed roof structure at holding cells / interview rooms
- 7. Fire Pump, Tank, and Emergency Generator



Based on our staff review of the proposals received, it has been determined that the Rex International Inc. Bid Proposal is the lowest responsible, responsive Bidder, and is cleared by Guam Department of Labor on compliance, OSHA, and EPLS (Excluded Parties List System) debarred list. (See the attached verification.)

The current balance of funds remaining for the Project totals \$1,950,216.05. The additional \$987,083.95 has been identified for PY2017 reprogramming to complete the funding for this contract.

Upon staff review and determination, GHURA management here requests the GHURA Board of Commissioners approval of a contract with Rex International Inc. to award for Base Bid #1 in the amount of \$2,937,300.00 for the Construction of the Central Precinct Command.

We are requesting that the award be issued in two phases. Phase I will be issued based on the current funded amount of \$1,950,216.05 for the start of the Project. Phase II will be issued upon completion of the reprogramming of funds wherein GHURA will amend the contract for the additional funds to complete the Police Precinct in the amount of \$987,083.95. The reprogrammable funds are available as a result of the completion or conclusion of projects from earlier funding cycles. The reprogramming process will be incorporated into the PY2017 Annual Action Plan process.

Attachments:

Bid Tabulations

Clearance

Government Cost Estimate

At the Regular Board Meeting of February 24, 2017, A Motion was made by Commissioner Leon Guerrero and seconded by Commissioner Dominguez to approve an award the contract to Rex International Inc. for Base Bid #1 in the amount of \$2,937,300.00 for the Construction of the Central Precinct Command in two phases, Phase I for \$1,950,216.50 and Phase II for \$987,083.95. Without any further discussion and objection, the Motion was approved.

Page 1 of 2

Michael Duenas Executive Director

IFB # GHURA-11-2016-CDBG
the Construction of a New Central Police Precinct in Stuajana
Proposal due Date: 2/6/17
Proposal Due 2pm

	Alternate Bid	15 500	28,500	13.800	75,000	\$2779.0d											
	Deductive	205,500	2/0.500	139,060-	720,000	252,5%.50	_										
	Deductive	1,500 -	5.500 -	1 200 /	\vdash									j	Date:	¥	
	Deductive	17,500.	16,000.	-029.650	35,630	10,050.48								1			
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	Deductive 3	7,500.	\$ 500 -	1,230-	- cap's	1,585.14								Date: 2/6/17			
=1	Deductive 2	26,000.	15,800 -	23,050-	18,000.	23,019.86											
mit and lesonory	Deductive I	16,500		0	1 808 -	37,028.30							11211		0		
	Base Bid Item 1	3,420,000.00	2.937.300.00	2,994,276.38	_	3,498,093.68						-		Date: 2/6/17	1	Date: 76/17	
	BIDDER	Chi Construction Toe	DATA THE MATERIAL Tro.	Man 11-11 10	meda Upited Esparadion	UN (का (कार्डक्ट) तावा भी						-(11/11/	ATTESTED-BY: VV S	Thely, I a rath	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\ \ '
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GUAM HOUSING AND URBAN RENEWAL AUTHORITY ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN Verification of Status for Contractors

To: File
From: Architect & Engineering Manager
Subject: Construction of a New Central Police Precinct in Sinajana

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.

Сопрану Маме	Canton Construction Corp	Chi Construction	Gds Security Systems Inc	HSG Ca, LTD	JRN Air Conditioning & Ref. Inc.	Mega United Corp. Ltd
	or gan Prangi	Eun Ha Chi	Vincent Walker	Thomas Tanaka	Julisis Nucum	Zunin Zhang
Department of Labor:	E					
ALPCD	Cleared 01/19/17	Cleared 01/19/17	Cleared 01/19/17	Cleared 01/19/17	Cleaned 01/19/17	Cleaned 01/19/17
Fair Employment Practice	Cleared 01/19/17	Cleared 01/19/17	Clcared 01/19/17	Cleared 01/19/17	Cleaned 01/19/17	Cleared 01/19/17
Wage & Hour	Cleared 01/23/17	Cleared 01/23/17	Cleared 01/23/17	Cleared 01/23/17	Cleared 01/23/17	Cleaned 01/03/17
Workers Compensation	Expires 05/14/17	Expires 09/09/17	Expires 12/31/17	Expires 10/16/17	Expires 12/31/17	Expires 06/15/17
Guam Contractors License Board	Contractor to obtain clearan	Contractor to obtain clearance from Guan Contractors License Board	ense Board			
U.S. Department of Labor	Cleared 01/19/17	Cleared 01/19/17	Cleared 01/19/17	Cleared 01/19/17	Cleared 01/19/17	Cleared 01/19/17
Revenue & Tax EINSSN	Contractor to report to Revenue and Tax Office	sine and Tax Office				
OSHA	Cleared 01/13/17	3 Processed	1 Processed	5 Processor	Cleaned 01213417	Clean 0 142317
_		Update: 02/11/14 w/ 2 violations	Update: (Update: 07/30/15 tv/ pdg violation	1170111	Clearen Ollean
SAM Debarred List	Cleared 01/18/17	Cleared 01/18/17	Cleared 01/18/17	Cleared 01/18/17	Cleared 01/18/17	Cleared 01/18/17

GUAM HOUSING AND URBAN RENEWAL AUTHORITY ATURUDAT GIVIMA 'YAN RINUEBAN SIUDAT GUAHAN

Talion Construction, LLC Willy Talion	Cleared 01/19/17 Cleared 01/19/17 Cleared 01/23/17 Expires 10/09/17	Cleared 01/19/17	Cleared 01/13/17
Rex International, Inc Keviu Yil Klm	Cleared 01/19/17 Cleared 01/19/17 Cleared 01/19/17 Cleared 01/23/17 Expires 05/31/17	Cleared 01/19/17	I Processed Update: 01/11/77 wipdig violation Cleared 01/18/17
Pacific Rim Constructors Inc. (Keith Stewart)	Cleared 01/19/17 Cleared 01/19/17 Cleared 01/23/17 Expires 06/03/17	Cleared 01/19/17	Cleared 01/13/17 Cleared 01/13/17
P & E Construction, Inc Emanita Lajato	Cleared 01/19/17 Cleared 01/19/17 Cleared 01/19/17 Cleared 01/23/17 Cleared 01/23/17 Expires 08/08/17 Expires 08/08/17 Expires 08/08/17 Expires 08/08/17 Expires 68/08/17 Expires 68/08/17 Expires 68/08/17 Expires 68/08/17 Expired 68/	Cleared 01/19/17	1 Processed Update: 08/01/12 w/ pdg violation Cleared 01/18/17
Orion Construction Corp Prudencio Miguel, Jr.	Cleared 01/19/17 Cleared 01/19/17 Cleared 01/19/17 Cleared 01/23/17 Expires 12/31/17 Contractor to obtain clearance from	Cleared 01/19/17 Contractor to report to Revenue and	2 Processed Update: 07/25/15 w/ pdg violation Update: Cleared 01/18/17 C
Сотрапу Nате	Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation Guam Contractors	License Board U.S. Department of Labor Revenue & Tux EINSSN	OSHA SAM Debared List

GHURA GPD CENTRAL PRECINCT PRELIMINARY CONSTRUCTION COST ESTIMATE SUMMARY NOVEMBER 2016

General Requirements	\$166,000.00	
ARCHITECTURAL	\$669,000.00	
CIVIL	\$990,000.00	
STRUCTURAL	\$751,000.00	
MECHANICAL	\$370,000.00	
ELECTRICAL	\$540,000.00	
subtotal	\$3,486,000.00	
GRT	\$145,366.20	
TOTAL	\$3,631,366.20	

Alternate Bid Items:

Albert Santos

Edward Kim <edward@rexguam.com> From: Sent:

Wednesday, February 15, 2017 9:17 AM

To: Albert Santos

Cc: kykim@rexguam.com Subject: Central Police Precinct Bid

Dear Mr. Santos,

This is to confirm Rex International, Inc.'s firm base bid price of Two Million Nine Hundred Thirty Seven Thousand Three Hundred and 00/100 US Dollars (\$2,937,300.00) for the Construction of a New Central Police Precinct Project. We also confirm that Deductive Bid Items 1~7, as indicated on the Bid Drawings and Bid Form, are included in our base bid price and that we are ready and able to execute the project.

Thank you again for giving us the opportunity to participate in the bid and please let us know if you require any further information.

Kind Regards,

Edward Kim | Contract Manager Rex International, Inc. Tel.: (671) 472-6763 / 477-5235

Fax: (671) 472-6192 edward@rexguam.com