



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

I. ROLL CALL

II. APPROVAL OF PREVIOUS BOARD MINUTES – January 24, 2018

Page(s)

III. CORRESPONDENCE AND REPORT

1. Division Quarterly Reports (FY2018, 1ST Quarter)

a. Section 8.....	1-2
b. Guma Trankilidat	3
c. Public Housing	4-7

IV. OLD BUSINESS

V. NEW BUSINESS

1. Intent of Award	8-16
Design and Construction of a Restroom and Concession Stand at the Dededo Sport Complex	

2. Resolution No. FY2018-TA-001	17-18
Resolution authorizing off-island travel for Program Coordinator III (PC3) to attend the 2018 Fundamentals of Low-Income Housing Tax Credit (LIHTC) Management seminar training from March 27-29, 2018 in Anaheim, California	

Traveler: Dominic M. Calvo

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

- 1. Next proposed scheduled Board Meetings – February 22nd**

VII. ADJOURNMENT

BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., February 9, 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 **Friday, February 9, 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
 Katherine Taitano, Chief Planner
 Gina Cura, AMP2 PSM
 Pearl Mendiola, AMP3 PSM
 Philomena San Nicolas, AMP4 PSM
 Patrick Bamba, Acting GT PSM
 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:
028/18		Chairman Santos called for a motion to be made on the approval of the Minutes for the previous Board Meeting on January 24, 2018.	
029/18		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 January 24, 2018 as corrected.	
Minute No.	Ref. No.	CORRESPONDENCE AND REPORTS	Action By:
030/18		<p>Section 8, FY2018 1st Quarter Division Report</p> <p>Section 8 Administrator, Ms. Norma San Nicolas reported out the following FY2018 1st quarter activities.</p> <p>Ms. N. San Nicolas stated the reason behind the low lease up rate is due to families having a difficult time finding a unit or not having the required deposits or hook-up fees for utilities. Other related issues include landlords not wanting to rent to them due to unpaid utility bills or not able to pay the security deposit.</p> <p>There are currently a total of 155 families who have been issued a voucher and are out searching for a unit. This number of vouchers are more than what is usually given out. We have increased the number in hopes of raising our lease up rate.</p> <p>Although we have housed 17 families last month, we also have terminated 22 families due to non-compliance or violation of the program.</p>	Norma San Nicolas

Minute No.	Ref. No.	CORRESPONDENCE AND REPORTS	Action By:
030/18 (continuation)		<p>In the past, 85 percent of families with vouchers were able to find a unit within the first 60 days therefore not having to request for an extension. This has dropped to 80 percent and we are seeing more families requesting for the allowable 60-day extension to find a unit.</p> <p>Vice Chairman Borja requested for the following additional stats with families searching for units:</p> <ul style="list-style-type: none"> • Difficulty in locating a unit • Unable to pay the security deposit • Unable to pay for utility hook-up 	
031/18		<p>Guma Trankilidat (GT) FY2018, 1ST Quarter Division Report</p> <p>Mr. Patrick Bamba, Acting PSM for Guma Trankilidat reported on the following:</p> <p>With the assistance from Ms. Gina Cura (former GT-PSM) Mr. Bamba stated, they are being more aggressive with the collection of rental payments and that the outstanding accounts were due to late fees being consistently rolled over. These accounts are being reconciled. Of a total of 10 tenants, 3 have already been corrected.</p> <p>Referring to the increase volume of work orders, he stated they are currently working on closing out those completed work orders. This will all be reflected in the next quarterly report in April 2018.</p>	Patrick Bamba

Minute No.	Ref. No.	CORRESPONDENCE AND REPORTS	Action By:
032/18		<p data-bbox="662 260 1213 331">Public Housing FY2018, 1ST Quarter Division Report</p> <p data-bbox="662 373 1213 520">Deputy Director Leon Guerrero stated that Mr. Albert Santos is coordinating with HUD on a schedule for the upcoming REAC inspection.</p> <p data-bbox="662 562 1213 667">With the targeted occupancy rate of 98 percent and higher, PSM's are working hard to get families moved in.</p> <p data-bbox="662 709 1213 1045">The targeted turnaround days are within 25 to 30 days, which is the number of days from when a tenant moves out of the unit until another tenant moves into the unit. PSMs are monitoring staff ensuring they are doing a better job in getting the unit ready in the least amount of days and leased up quicker.</p> <p data-bbox="662 1087 1213 1749">Our PSMs are putting more efforts into collecting unpaid rent. Ms. Gina Cura, AMP2 PSM, stated that the aging report is a cumulative report that consists of both active and inactive tenants and tracks who is late, active or inactive between 0 to 30 days. This is the report we use to monitor and start the process. Tenants who are late with their rent payment for 2 consecutive months are requested to meet with the PSM to discuss their ability to pay or execute a promissory note before the balance owed continues to increase. If the tenant does not fulfill the agreement stated on the promissory note, they will be terminated and eventually will lead to a write-off.</p>	<p data-bbox="1279 260 1433 363">Pedro Leon Guerrero</p>

Minute No.	Ref. No.	NEW BUSINESS	Action By:
033/18		<p data-bbox="672 300 1226 447">Intent of Award, Design and Construction of a Restroom and Concession Stand at the Dededo Sport Complex</p> <p data-bbox="672 489 1226 1014">In the absence of Mr. Albert Santos, Ms. Katherine Taitano stated that the requested Intent of Award is based on the final recommendation of Mr. Santos' discussions with the #1 bidder for the Dededo Sport Complex. In the memo, Mr. Santos noted that although the lowest responsive responsible bidder of the 3 that responded is 14 percent above the government estimate, he is confident with their bid amount and that their explanation is justified (limited resources of labor and high costs of construction materials).</p>	Katherine Taitano
034/18		<p data-bbox="672 1056 1226 1497">A motion was made by Vice Chairman Borja and seconded by Resident Commissioner Leon Guerrero to approve a contract with Canton Construction Corp. for the Base Bid Item No. 1 in the amount of \$779,480.00 for the Design and Construction of a Restroom and Concession Stand at the Dededo Sport Complex. Without any further discussion and objection, the Motion was approved.</p>	

Minute No.	Ref. No.	NEW BUSINESS	Action By:
035/18		<p>Resolution No. FY2018-TA-001, authorizing off-island travel for Program Coordinator III (PC-III) to attend the 2018 Fundamentals of Low-Income Housing Tax Credit (LIHTC) Management seminar training from March 27-29, 2018 in Anaheim, California Traveler: Dominic M. Calvo</p> <p>Ms. Katherine Taitano stated this resolution is a travel request for one of her staff, Mr. Dominic Calvo, who is the assigned Program Coordinator (PC) for LIHTC. This is an opportunity for training on the compliance side of the LIHTC, which unfortunately is rare to find. The 3-day seminar will be conducted in Anaheim, California March 25-27 ending with testing. Our objective for this travel is that Mr. Calvo gets the latest in the skills to assist us in the on-going monitoring of these projects. He will be the first of her staff to attend this type of training.</p>	Katherine Taitano
036/18		<p>A motion was made by Vice Chairman Borja and seconded by Commissioner Dominguez to approve Resolution No. FY2018-TA-001, authorizing off-island travel for Program Coordinator III (PC3), Mr. Dominic M. Calvo to attend the 2018 Fundamentals of Low-Income Housing Tax Credit (LIHTC) Management seminar training from March 27-29, 2018 in Anaheim, California in the amount of \$3,772.65. Without any further discussion and objection, the Motion was approved.</p>	

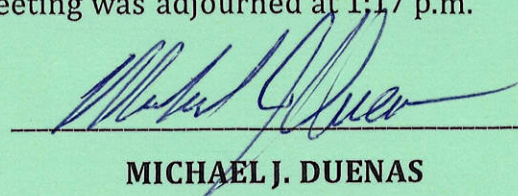
Minute No.	Ref. No.	General Discussion / Announcements	Action By
037/18		Project status report: Chairman Santos requested a status report at every board meeting regarding the progress on the construction of the Central Police Precinct.	
038/18		Next Proposed Scheduled Meeting: February 22 nd	

039/18

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 1:17 p.m.

(SEAL)



MICHAEL J. DUENAS

Board Secretary/Executive Director

Voucher Management System Report (VMS) FY2018 1st quarter activity report

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM ACTIVITIES (Oct 2017 to Dec 2017) Vouchers under lease on the First Day of the Month

DESCRIPTION	Oct-17	HAP	Nov-17	HAP	Dec-17	HAP
Total Vouchers	2349	\$2,364,668	2337	\$2,329,937	2351	\$2,341,618
Family Unification Program (FUP)	129	\$149,378	131	\$146,672	135	\$150,723
Non Elderly Disabled (NED)	162	\$135,077	157	\$130,360	159	\$128,243
Portable Vouchers Paid	23	\$22,026	25	\$24,924	24	\$22,030
FSS Escrow Deposit		\$4,546		\$6,913		\$5,999
Veterans Affair Supported Housing (VASH) Voucher	35	\$22,173	35	\$20,888	34	\$21,089
All Voucher HAP expenses after the First of the Month		\$29,842		\$5,136		\$11,844
Regular Vouchers	2000	\$2,001,626	1989	\$1,995,044	1999	\$2,001,690

Other Income and Expense				
Voucher Management System Activity FY 2018 1st Quarterly Report				
Memorandum Reporting	Oct-17	Nov-17	Dec-17	
Fraud Recovery Total Collected This Month	\$4,070	\$125	\$200	
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$264	\$200	\$244	
FSS Escrow Forfeitures This Month	\$3,650	\$36,850	\$17,643	
Number of Hard to House Families Leased	24	3	22	
Administrative Expenses \$				
Administrative Expenses	\$210,508	\$136,696	\$151,722	
Financial Status \$				
Unrestricted Net Position (UNP) as of the Last Day of the Month	\$1,872,221	\$1,872,221	\$1,761,081	
Restricted Net Position Funds (RNP) as of the Last Day of the Month	\$1,144,734	\$1,144,734	\$948,723	

Guam Housing and Urban Renewal Authority

GUMA TRANKILIDAT

October 2017 - December 2017 Quarterly Report

Physical Occupancy		OCT	NOV	DEC
	Total Units	49	49	49
	Occupied Units	47	48	47
	Vacant Units	2	1	2
	Unit under Reno *	2	1	2
	Gross Occupancy (ACTUAL)	95.9%	98.0%	95.9%

Waiting List		OCT	NOV	DEC
a.	Applications on Waiting List	24	14	11
b.	In Process	1	1	0

Move-Ins, Move-Outs		OCT	NOV	DEC
a.	Move-ins	1	1	0
b.	Move-outs	0	1	0
c.	Evictions	0	0	0
d.	Abandoned Units	0	0	0
e.	ITVs	0	0	1
f.	Make ready-time	0	1	0
g.	Lease-up time	0	0	0
h.	Deceased	1	0	0
i.	Total Turnaround	0	0	0

Emergency Work Orders		OCT	NOV	DEC
	Total number of emergency work orders.	0	0	3
	Total number of emergency work orders completed / abated within 24 hours.	0	0	3
	Percentage of emergency work orders completed / abated within 24 hours.	0%	0%	100%

Non-Emergency Work Orders		OCT	NOV	DEC
	Total number of non-emergency work orders.	16	63	122
	Total number of calendar days it took to complete non-emergency work orders.	0	0	0
	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0	0	0
	Average completion days.	-	-	-

Tenant Accounts Receivables (TARs)		OCT	NOV	DEC
	Beginning Rent Receivable	\$ 6,460	\$ 6,460	\$ 6,460
	Rent charged	\$ 8,636	\$ 17,394	\$ 26,361
	MONTH	OCT	NOV	DEC
	TOTAL RENT: (FORMULA)	\$ 15,096	\$ 23,854	\$ 32,821
	Rent paid	\$ 8,771	\$ 16,906	\$ 24,718
	Ending Rent Receivable (FORMULA)	\$ 6,325	\$ 6,948	\$ 8,103
	Collection rate (Percentage %) (FORMULA)	58%	71%	75%

Guam Housing and Urban Renewal Authority

FY2018	1 Narcissa Ada				2 Gina Cura				3 Pearl Mendiola				4 Philly San Nicolas			
	AMP 1				AMP 2				AMP 3				AMP 4			
	OCT	NOV	DEC		OCT	NOV	DEC		OCT	NOV	DEC		OCT	NOV	DEC	

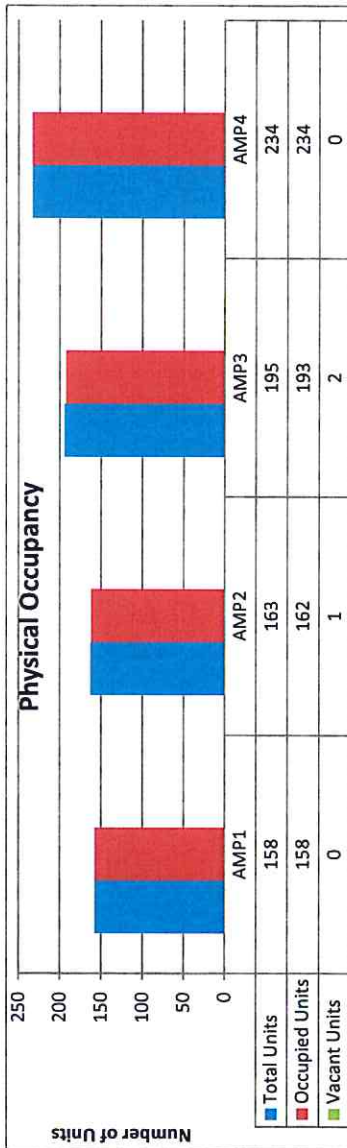
1. PHYSICAL ASSESSMENT SUBSYSTEM (PASS) - 40 points

Last Inspection Date:	March 14 - 15, 2017	March 21 - 23, 2017	March 16 - 17, 2017	March 21 - 23, 2017
Final PASS Score:	68	80	62	66
Points received:				
Next Inspection Date:	TENTATIVELY SCHEDULED FOR EARLY 2018	September 30, 2018	TENTATIVELY SCHEDULED FOR EARLY 2018	TENTATIVELY SCHEDULED FOR EARLY 2018

2. MANAGEMENT ASSESSMENT SUBSYSTEM (MASS) - 25 points

2a. Physical Occupancy

MONTH	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC
Total Units	158	158	158	163	163	163	195	195	195	234	234	234	234	234	234
Occupied Units (FORMULA)	158	158	158	160	159	162	190	190	193	233	234	234	234	234	234
Vacant Units	0	0	0	3	4	1	5	5	2	1	0	0	0	0	0
Units under Maintenance Renovation (Make-Ready)	0	0	0	0	1	0	2	2	0	1	0	0	0	0	0
Units for Ready to Lease	0	0	0	1	2	0	2	2	1	0	0	0	0	0	0
Units Under MOD (FORMULA)	0	0	0	2	1	1	1	1	1	0	0	0	0	0	0
Gross Occupancy (ACTUAL) (FORMULA)	100%	100%	100%	98.2%	97.5%	99%	97.4%	97.4%	99%	99.6%	100%	100%	100%	100%	100%
Gross Occupancy (ADJUSTED) (FORMULA)	100%	100%	100%	99.4%	98%	100%	97.9%	97.9%	99%	100%	100%	100%	100%	100%	100%

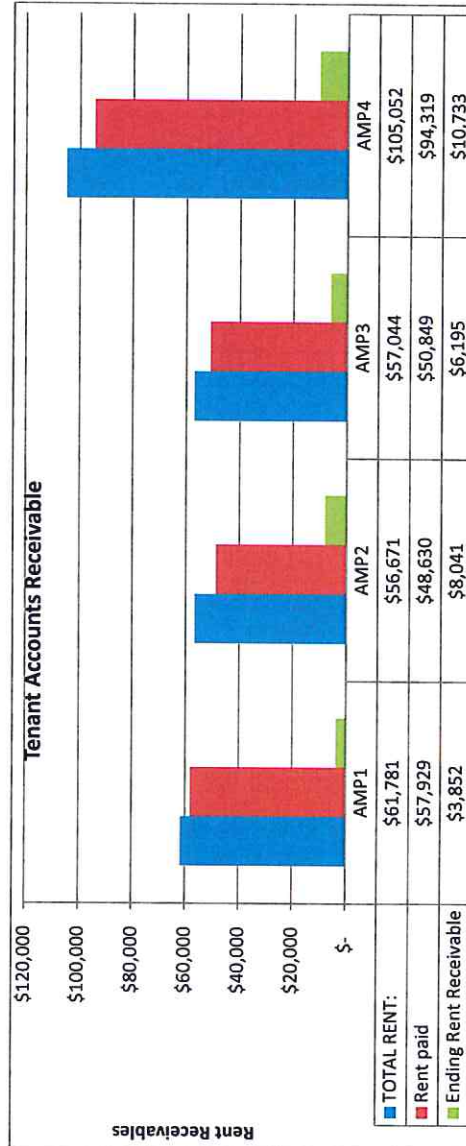


AMPS QUARTERLY BOARD REPORT				Philly San Nicolas			
AMP 1				AMP 3			
1	Narcissa Ada	2	Gina Cura	3	Pearl Mendiola	4	

2b. Unit Turnaround Time

	MONTH											
	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC
Total turnaround days.	128	20	49	286	218	337	65	35	152	481	33	20
Total vacancy days exempted for Capital Fund.	128	0	0	145	145	202	0	0	0	402	0	0
Total vacancy days exempted for other reasons.	0	0	0	0	0	0	0	0	0	0	0	0
Total vacant units leased in MONTH.	1	3	3	3	2	3	2	1	3	3	1	1
Average calendar days units were in down time.	0	0	0	31	6	26	15	20	10	26	1	0
Average calendar days units were in make ready time.	0	1.33	7.33	10	2	13	12	15	25	0	32	13
Average calendar days units were in lease up time.	0	5.33	9	6	29	7	6	0	16	0	0	7
Average unit turnaround days. (FORMULA)	0	7	16	47	37	45	33	35	51	26	33	20

AMPS QUARTERLY BOARD REPORT												
Tenant Accounts Receivables (TARs) -												
REPORTED AS CUMULATIVE												
2c.	AMP 1			AMP 2			AMP 3			AMP 4		
	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC
	\$ 2,890	\$ 2,064	\$ 2,064	\$ 2,001	\$2,601	\$2,603	\$ 4,093	\$ 4,365	\$ 4,453	\$ 5,451	\$ 5,527	\$ 5,572
	\$ 20,222	\$ 40,287	\$ 59,717	\$ 18,009	\$35,932	\$54,068	\$ 18,880	\$ 35,582	\$ 52,591	\$ 32,835	\$ 65,616	\$ 99,480
	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC	OCT	NOV	DEC
Beginning Rent Receivable	\$ 23,112	\$ 42,351	\$ 61,781	\$ 20,010	\$ 38,533	\$ 56,671	\$ 22,973	\$ 39,947	\$ 57,044	\$ 38,286	\$ 71,143	\$105,052
Rent charged	\$ 19,945	\$ 38,997	\$ 57,929	\$ 16,077	\$32,489	\$48,630	\$ 16,971	\$ 34,698	\$ 50,849	\$ 33,137	\$ 65,261	\$ 94,319
TOTAL RENT: (FORMULA)	\$ 3,167	\$ 3,354	\$ 3,852	\$ 3,933	\$ 6,044	\$ 8,041	\$ 6,001	\$ 5,249	\$ 6,195	\$ 5,149	\$ 5,882	\$ 10,733
Ending Rent Receivable (FORMULA)	86%	92%	94%	80%	84%	86%	74%	87%	89%	87%	92%	90%
Collection rate (Percentage %) (FORMULA)												



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

MEMORANDUM:

TO: Board of Commissioners
FROM: Executive Director 
SUBJECT: Intent of Award, Design and Construction of a Restroom and
Concession Stand at the Dededo Sport Complex

Bid opening for the subject project was held on December 19, 2017 at 2:00pm. There were 4 contractors that purchased a set of bid specification of which 3 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1
1. Clayarch, Inc	\$925,000.00
2. Canton Construction Corp.	\$779,480.00
3. Rex Intl Inc	\$935,800.00
Government Estimate:	\$684,000.00

Of the 3 bids received, our staff met with the lowest bidder Canton Construction Corp. to discuss their bid proposal to ensure their understanding of the scope and cost to complete the project as outline in the bid specification. Based on the meeting held with Canton Construction, they stated that the huge variance between the government estimate and theirs is driven by the cost of limited resources available on the island and the increase of materials. They believe that their cost is very reasonable in comparison to the two other bidders' bid amount, which they stated is also evident that our government estimate is not representative of the current situation with both labor and materials cost confronting the island.

Our staff has determined that Canton Construction Corp at 12% higher than the government estimate is the lowest responsive responsible bidder for Base Bid item 1 and have been cleared by the Department of Labor compliance, OSHA and EPLS debarred list (see attached verification). Canton Construction had one project with GHURA in 2015 for the up-grade of GHURA sites to be in compliant with Section 504. Their other current government contract includes several projects with Department of Parks and Recreation (DPR) as noted per that attach memo from DPR.

Based on our staff's review and determination, we are requesting that the Board approve a contract with Canton Construction Corp for Base Bid Item No 1 in the amount of \$779,480.00 for the Design and Construction of the Restroom and Concession Stand at the Dededo Sports Complex. The award of this project is contingent on our Legal (appointed SAAG for GHURA) Counsel's completed review of the project files and bid results in accordance with 5 GCA § 5150. and the final release of CDBG funding.

Attachment: Bid Tabulation
Clearance
Gov cost estimate
DPR's listing of projects and letter of support

At the Regular Board Meeting of February 9, 2018, a motion was made by Vice Chairman Borja and seconded by Resident Commissioner Leon Guerrero to approve the Intent of Award, IFB#GHURA-11-16-2017-CDBG, for the Design and Construction of the Restroom and Concession Stand at the Dededo Sports Complex with Canton Construction Corp. for Base Bid Item No. 1 in the amount of \$779,480.00. Without any further discussion and objection, the Motion was approved.

Design and Construction of a Restroom and Concession Stand at the Deddo Sport Complex
FPB# GHURA-11- 16- 2017-CDBG
Proposal due Date: 12/19/17
Proposal Due 2pm

[illegible]

ATTESTED BY: W. B. Date: 12/18/17

W. B. Date: 12/12/17

IFB# GHURA-11-16-2017-CDBG

Design and Construction of a Restroom and Concession Stand at the Dededo Sport Complex

Bid submission and opening attendance

Due Date: 12/19/17

2:00 PM

	Company Name	Submitted by	Phone
1	CLAYARCH, INC.	Men Chul Kong	486-8290
2	CANTON CONSTRUCTION	Bobby Yung	486-3941
3	REX INT'L, INC.	ROBERTA KIM	486-8332
4			
5			
6			
7			
8			
9			
10			
11			
12			

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURDAT GINMA'YAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

To: File
 From: Architect & Engineering Manager
 Subject: Design & Construction of a Restroom & Concession Stand at the Dedelo Sport Complex

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	Guam Construction Corporation Ronald Sr	Claytech, Inc Hak Joong Kim	JJ Global Services Luis Bustamante	Rex International, Inc Keun Yil Kim	
Department of Labor:					
ALPCD	Cleared: 12/12/17	Cleared: 12/12/17	Cleared: 12/12/17	Cleared: 12/12/17	
Fair Employment Practice	Cleared: 12/13/17	Cleared: 12/13/17	Cleared: 12/13/17	Cleared: 12/13/17	
Wage & Hour	Cleared: 12/13/17	Cleared: 12/13/17	Cleared: 12/13/17	Cleared: 12/13/17	
Workers Compensation	Expires 05/14/18	Expires 08/26/18	Expires 05/20/18	Expires 05/31/18	
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board				
U.S. Department of Labor	Cleared: 12/18/17	Cleared: 12/18/17	Cleared: 12/18/17	Cleared: 12/18/17	
Revenue & Tax ERGSSV	Contractor to report to Revenue and Tax Office				
OSHA	Cleared: 12/11/17	Cleared: 12/11/17	Cleared: 12/11/17	1 Processed Update: 01/11/17 w/2 violations	
SAMI Debarred List	Cleared: 12/14/17	Cleared: 12/14/17	Cleared: 12/14/17	Cleared: 12/14/17	

ACTIVITY AND LOCATION: new construction, Dedado Sports Comp	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:Construction of Restrooms and concession stand , s	IDENTIFICATION NO.	
	ESTIMATED BY Albert H. Santos, FME Manager	DATE PREPARED 10/3/2017

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Final design of restrooms and concession stand	1	ls	\$25,000.00	\$ 25,000.00
construction of restrooms and concession stand	3400	sf	\$ 155.00	\$ 527,000.00
concrete walkway alone side ball field connecting to walkways	1600	lf	\$ 45.00	\$ 72,000.00
expansion of dugouts	4	ls	\$ 2,500.00	\$ 10,000.00
water and electrical connections	1	ls	\$ 50,000.00	\$ 50,000.00
Total				\$ 684,000.00

Albert Santos

From: Jose Quinata <jose.quinata@dpr.guam.gov>
Sent: Friday, January 26, 2018 4:08 PM
To: Albert Santos
Subject: Re: Canton Const.
Attachments: CANTON_LTR_OF_REFERENCE (1).pdf

Hafa Adai Albert,

Good talking to you this morning. Per our discussion, Canton has performed several projects with DPR to include the major renovation of the Paseo Baseball Stadium, the renovation of the Paseo Baseball Stadium In-field and the installation on new electronic scoreboards for the Paseo Stadium, Guerrero Softball Field and the Tiyan Softball Fields. I've also had experience with them with the Chamorro Village for the construction of a new restroom facility for the Festival Huts. Currently, Canton is wrapping the Island-wide Gymnasium and Recreational Fields renovation project with DPR.

In summary, DPR is very pleased with the workmanship and timeliness of their projects. Additionally, the GM, Mr. Bobby Yung has a great amount of experience in the construction industry and is very accommodating with our requests for modifications, working around our schedule, etc. Canton employs the full site safety and site control procedures and BMPs.

Notably, Canton to date has always been willing to address warranty issues beyond the expiration and are quick to respond to our requests for assistance, which helps us out tremendously as we do not have staff for this type of work. I've attached a letter of reference that I provided Canton last year for your reference.

Hope this helps. Let me know when you are free next week to discuss the other projects. Thanks again and have a great weekend.

Regards,

Joe

On Fri, Jan 26, 2018 at 3:02 PM, Albert Santos <alsantos1@ghura.org> wrote:

Please when you get the chance could you provide me with your feedback on Canton's performance with your several projects at Parks and Rec

Thanks

Albert

--
Jose M. Quinata, Jr.

Chief Planner

Department of Parks & Recreation

490 Chalan Palasyo

Agana Heights, Guam 96910

Office: 671.475.6283

Mobile: 671.929.5162

Fax: 671.477.0997



Eddie Baza Calvo
Governor

Ray Tenorio
Lt. Governor

Department of Parks and Recreation

Depattamenton Plaset yan Dibuetston
Government of Guam
490 Chalan Palasyo, Hagatna, Guam 96910
Telephone Nos.: (671) 475-6288
Facsimile: (671) 477-0997



William N. Reyes
Director

Johnny Taitano
Deputy Director

November 21, 2017

Bobby Yung
General Manager / V.P.
Canton Construction Corporation
626 Pale San Vitores Road
Tumon, Guam 96913

Re: Letter of Reference

Dear Mr. Yung:

Hafa Adai! Thank you for the opportunity to provide your Company with a Letter of Reference and recommendation. It has been a pleasure to work with Canton Construction Corporation. The Department of Parks and Recreation is extremely pleased with the completion of your renovation of our DPR Paseo Baseball Stadium, Paseo Stadium In-field Renovation, and New Scoreboard Installation (3 Fields) Projects.

The subject project was not only completed ahead of schedule, but was completed with excellent workmanship. We are truly pleased with the finished product, given the limited time for the performance of the project as well as with our limited budget.

Your assistance in working with DPR to address budget shortfalls and provide recommendations to keep the project moving forward in a timely manner is greatly appreciated. Your dedication and attention to details (consistent weekly construction meetings, meeting minutes, documentation control, follow-up and follow through, and implementation of BMPs) are commendable. As DPR's Construction Manager for the project, it has been a pleasure working with your Company and we look forward to working with you in the future.

If you have any questions or would like me to provide personal testimony for future work, please do not hesitate to contact me directly at 929-5162.

Best Regards,

JOSE M. QUINATA, JR.
Chief Planner & Construction Manager

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA' YAN RINUEBAN SIUDAT GUAHAN
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2018-TA-001**

Moved By: THOMAS BORJA **Seconded By:** CARL DOMINGUEZ

Resolution authorizing off-island travel for Program Coordinator III (PC3) to attend the 2018 Fundamentals of Low-Income Housing Tax Credit (LIHTC) Management seminar training from March 27 - 29, 2018 in Anaheim, California.

WHEREAS, the Authority's travel Policy requires advance travel authorization by the Board of Commissioners for off-island travel on Authority business; and

WHEREAS, the Board of Commissioners deemed appropriate for attendance to the 2018 Fundamentals of LIHTC Management seminar training in Anaheim, California from March 27-29, 2018; and

WHEREAS, the training will provide the PC3 up to 20 seminar training hours over three days. This concentrated program provides value and can be especially helpful for the PC3 to adhere to program compliance as the number of LIHTC units increase on island; and

WHEREAS, the subject training request is an eligible expenditure under the LIHTC program for calendar year 2018; and be it

RESOLVED, the Board of Commissioners authorizes the use of the LIHTC program funds to finance the costs associated with travel and training, including registration fee, airfare, lodging, per diem, and ground transportation, for an estimated total of \$3,772.65 as indicated below:

DESCRIPTION	DOMINIC M. CALVO
Airfare (estimate)	\$1,481.45
Seminar registration and In-Class Exam	\$975.00
Lodging (\$156) X 5 days	\$914.20
Meals & Incidentals	\$352.00
Grounds transportation	\$50.00
TOTAL:	\$3,772.65

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 9, 2018
PASSED BY THE FOLLOWING VOTES:**

AYES: George Santos, Thomas Borja, Carl Dominguez, Joseph Leon Guerrero,
George Pereda

NAYS: NONE

ABSENT: Eliza Paulino

ABSTAINED: NONE

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 **February 9, 2018.**

(SEAL)


MICHAEL J. DUENAS

Board Secretary/Executive Director



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Suidat Guahan
117 Bien Venida Avenue, Sinajana, Guam 96910
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TO: Michael J. Duenas, Executive Director

FROM: Training Committee
Pedro A. Leon Guerrero, Jr., Deputy Director
Gina M. Cura, AMP2 Property Site Manager
Jildo J. DeNorcey, Deputy Controller (Alternate)

SUBJECT: Off-Island Training Request
2018 Fundamentals of Low-Income Housing Tax Credit (LIHTC) Management Seminar
Anaheim, California

The Committee has reviewed Katherine Taitano's request to send Dominic Calvo to attend off-island training for the 2018 Fundamentals of Low-Income Housing Tax Credit Management seminar on March 27-29, 2018 in Anaheim, California.

Total estimated cost for this training is \$3,772.65.

The Committee has evaluated the cost-benefit of this request and has thoroughly reviewed the justification and supporting documents provided by the Chief Planner. This training will provide Mr. Calvo with in-depth understanding of the LIHTC program that will assist GHURA to remain compliant with the program and prevent any financial penalties. The three day class includes a certification exam to which we hope Mr. Calvo will be successful.

Funding source for this training has been identified: 400.4150.90.0.810.06.100

Certifying the availability of funds: Lucele D. Leon Guerrero 02/02/18
Lucele Leon Guerrero, Acting Controller

Training Committee's Recommended Action: ☒ Approval ☐ Disapproval

The Training Committee believes that the attendance of Dominic Calvo at this training will benefit the Authority and recommend approval of this travel/training request.

Pedro A. Leon Guerrero, Jr.
Pedro A. Leon Guerrero, Jr, Deputy Director

Gina M. Cura
Gina M. Cura, Property Site Manager

Jildo J. DeNorcey
Jildo J. Denorcey, Deputy Controller

Concurrence/non-concurrence: ☒ I concur with the Committee's Recommendation
☐ I do not concur with the Committee's recommendation

Michael J. Duenas
MICHAEL J. DUENAS