



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., Wednesday, November 29, 2017
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. APPROVAL OF PREVIOUS BOARD MINUTES – November 08, 2017

III. CORRESPONDENCE AND REPORTS **PAGE(s)**

IV. OLD BUSINESS

V. NEW BUSINESS

- | | |
|--|---------|
| 1. Resolution No. FY2018-007
approving the Fiscal Year 2018 Section 8 Housing Choice Voucher
Program utility allowance schedule | 1-4 |
| 2. Resolution No. FY2018-008
approving the Fiscal Year 2018 Section 8 Housing Choice Voucher
Program and reasonable accommodations payment standards | 5 |
| 3. Request for additional credit award
Low Income Housing Tax Credits (LIHTC) Villa Del Mar LLC | 6 -7 |
| 4. Intent to award, IFB#GHURA-10-12-2017-TRAN
Upgrade of kitchen and bathroom on 6-units at Guma Trankilidat
in Tumon | 8 - 17 |
| 5. Intent to award
Top coating of roofs and exterior painting
of GHURA's elderly units in Agat, Dededo, Merizo and Talofofo | 18 -27 |
| 6. Construction of the Sinajana Central Police Precinct Project | 28 - 38 |

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Astumbo 5-homes groundbreaking – December 5, 2017
2. Next proposed scheduled Board Meetings – December 15th and 29th

VII. ADJOURNMENT

BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., November 29, 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 **November 29, 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
 George F. Pereda, Member
 Joseph M. Leon Guerrero, Resident Commissioner

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

LEGAL COUNSEL: Anthony Perez

MANAGEMENT & STAFF: Michael J. Duenas, Executive Director
 Pedro A. Leon Guerrero, Deputy Director
 Melinda Taitano, Special Assistant
 Albert Santos, AE Manager
 Katherine Taitano, Chief Planner
 Norma San Nicolas, S8 Administrator

PUBLIC: Jason Ralston (Summer Town)
 Manuela Cruz (Summer Town)

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:
299/17		Chairman Santos called for a motion to be made on the approval of the Minutes for the previous Board Meeting on November 08, 2017.	
300/17		After review and further discussion by the Board Members, a motion was made by Resident Commissioner Leon Guerrero and seconded by Vice Chairman Borja to approve the Board Minutes of November 08, 2017 as submitted.	
Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
301/17		<p>Resolution No. FY2018-007 approving the Fiscal Year 2018 Section 8 Housing Choice Voucher Program utility allowance schedule</p> <p>Ms. Norma San Nicolas stated that she is required to update the utility allowance and the payment standards annually, if there is an increase of 10 percent or more on the rates. Referring to the schedule, the electricity is the only utility that has changed this year with an increase of 17 percent.</p>	Norma San Nicolas
302/17		A motion was made by Vice Chairman Borja and seconded by Commissioner Pereda to approve Resolution No. FY2018-007, approving the Fiscal Year 2018 Section 8 Housing Choice Voucher Program utility allowance schedule. Without further discussion or objection, the motion was approved.	

Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
305/17		<p>Request for additional credit award, Low Income Housing Tax Credit (LIHTC), Summer Town Estates III, DE, LLP</p> <p>Ms. Katherine Taitano stated they received a request from the developers of the Summer Town Estates III project for an additional allocation of credits in the amount of \$554,000.00.</p> <p>The main justification is that their original expectations of 93 cents on a dollar for their LIHTC decreased to 83 cents. This and other factors have caused a gap in their funding. They also had an increase with the cost of construction. A resubmission of the full project budget was requested for review and evaluation. Based on the staff analysis, and discussions with the developer, the requested amount is in line and warranted. The developers will be covering the remaining shortfall with their developer's fee. The completion date for this project will be at the end of 2019.</p>	Katherine Taitano
306/17		<p>A motion was made by Vice Chairman Borja and seconded by Resident Commissioner Leon Guerrero to approve the Request for additional credit award, Low Income Housing Tax Credit (LIHTC), Summer Town Estates III, LLC in the amount of \$554,000.00. Without further discussion or objection, the motion was approved.</p>	

Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
303/17		<p>Resolution No. FY2018-008, approving the Fiscal Year 2018 Section 8 Housing Choice Voucher Program and reasonable accommodations payment standards</p> <p>Ms. Norma San Nicolas stated that this is the payment standard used to establish how much rental assistance is provided to the families. The payment standard table is determined by the Fair Market Rent, adjusting it accordingly to reflect the rental market on Guam. Based on Section 8's budget and the going rate in the economy, the payment standards are set between 103 and 110 percent of the Fair Market Rent. In addition, there's a payment standards table set for reasonable accommodations which is used for those families with persons with disability set at 120 percent across the board which is allowable without permission by HUD as per the regulation.</p>	Norma San Nicolas
304/17		<p>A motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve Resolution No. FY2018-008, approving the Fiscal Year 2018 Section 8 Housing Choice Voucher Program and reasonable accommodations payment standards. Without further discussion or objection, the motion was approved.</p>	

Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
307/17		<p data-bbox="657 279 1240 426">Intent to award, IFB#GHURA-10-12-2017-TRAN, Upgrade of kitchens and bathrooms on 6-units at Guma Trankilidat in Tumon</p> <p data-bbox="657 468 1240 762">Director Duenas stated that we are implementing the Capital Need Assessment for Guma Trankilidat, we completed the exterior painting and the roof repair last year, and this year we are looking at upgrading the kitchens and bathrooms in 6 of the 49 units. Mr. Albert Santos will explain in details.</p> <p data-bbox="657 804 1240 1024">Mr. Albert Santos stated that every year based on the CNA, we identify the different types of projects to be addressed. The upgrade of the kitchens and bathrooms will continue annually until all 50 units at Guma Trankilidat is completed.</p> <p data-bbox="657 1066 1240 1182">The project is to upgrade 6 units starting with the Manager's unit and then 5 units requiring the most immediate renovation.</p> <p data-bbox="657 1224 1240 1738">9 contractors picked up bid packets in which 7 submitted bids. The lowest bid came from Genesis Tech which is also way below the government's estimate. Mr. A. Santos met with them to go over the scope of work and costing. Genesis Tech has done prior projects with GHURA and did a great job at meeting the contract requirements and delivery dates. Therefore, they are requesting the Board to approve a contract with Genesis Tech in the amount of \$84,300.00 for the upgrade of the kitchens and bathrooms for 6-units at Guma Trankilidat.</p>	Albert Santos

Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
308/17		A motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve a contract with Genesis Tech for base bid item #1 in the amount of \$84,300.00 for the Upgrade of kitchens and bathrooms on 6-units at Guma Trankilidat in Tumon. Without further discussion or objection, the motion was approved.	
309/17		<p>Intent to award, Top coating of roofs and exterior painting of GHURA's elderly units in Agat, Dededo, Merizo, and Talofofo</p> <p>Mr. Albert Santos stated that this project includes water blasting, top coating of roofs, and painting of the exteriors of all elderly units. This will assist in reducing heat in the unit and to increase the value of the units.</p> <p>13 contractors picked up bid packets of which 9 submitted bids. The lowest bid was from Alcast Paint. However, they did not meet all the requirements. The second lowest bid was from Asia Pacific and was below the government's estimate. Asia Pacific also did prior projects for GHURA and has a good reputation. Based on the review, they are requesting the Board to approve a contract with Asia Pacific for the roof coating and exterior painting of GHURA's elderly units in the amount of \$263,436.00.</p>	Albert Santos

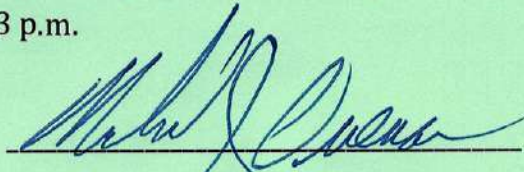
Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
310/17		A motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve a contract with Asia Pacific International for base bid item #1 in the amount of \$263,436.00 for the coating of roofs and exterior painting for all 82 GHURA's elderly units in Agat, Dededo, Merizo, and Talofofo. Without further discussion or objection, the motion was approved.	
311/17		<p>Construction of the Sinajana Central Police Precinct</p> <p>Mr. Albert Santos presented the Board with the current issue at the construction site of the Sinajana Central Police Precinct. The soil engineer requested to conduct soil boring every 15 feet on center. However to reduce costs, we decreased it more than half, coming up with 33 borings. After doing more than half of the borings, trash, soft soil or sand, and silt was discovered. It wasn't seen during the initial soil testing due to the soil testing was not done in areas covered by concrete slabs. The existing concrete slab that was there is where the bulk of the new building is to be built and where most of the debris is. The biggest concern is that over time, the trash will deteriorate and the silt will wash away eventually causing the building to sink.</p> <p>Several options are being considered and we are requesting the contractor to submit their estimates for each option. One option is to rotate the building and flipped it away from where all the major findings are. The second option is to do additional boring to be done. The third option is to do a mat foundation with</p>	Albert Santos

Minute No.	Ref. No.	NEW BUSINESS ITEMS	Action By:
311/17 (continuation)		metal pilings in place. The fourth option is to remove the trash and silt out and re-compact the soil. More assessment is being done to avoid any risks. The Board will be notified of the final cost and recommendation to move forward. In the meantime, the contractor is instructed to work around the issue, doing other things such as the waste line, water line, and the generator building.	
Minute No.	Ref. No.	General Discussion / Announcements	Action By
312/17		RIBBON CUTTING - Astumbo 5 homes scheduled for Tuesday, December 5, 2017 @ 11 a.m.	
313/17		Next Proposed Scheduled Meeting: Friday, December 15 th Thursday, December 28 th	

314/17 ADJOURNMENT

There being no further business before the Board, a motion was made by **Vice Chairman Borja** and Seconded by **Resident Commissioner Leon Guerrero**, which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at 1:13 p.m.

(SEAL)



MICHAEL J. DUENAS

Board Secretary/Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2018-007

Moved by: **THOMAS BORJA** Seconded by: **GEORGE PEREDA**

**RESOLUTIONS APPROVING THE FISCAL YEAR 2018 SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM UTILITY ALLOWANCE SCHEDULE**

- WHEREAS,** pursuant to 24 CFR 982.517 the Authority is required to maintain a utility allowance schedule for all tenant-paid utilities under the Section 8 Housing Choice Voucher Program;
- WHEREAS,** the requisite of the regulation is the Utility Allowance Schedule must be reviewed annually and revised to reflect changes of **ten percent** (10%) or more of any utility rate from the last revised schedule;
- WHEREAS,** 24 CFR 982.517 (d) requires the Authority to use the appropriate Utility allowance for the actual unit size of each dwelling unit leased by the participant family under the Section 8 Housing Choice Voucher Program;
- WHEREAS,** The Authority's timely maintenance and implementation of the Utility Allowance Schedule impacts the Authority's performance under the Section Eight Management Program (SEMAP) as delineated in 24 CFR 985.3 (d);
- WHEREAS,** the implementation date to utilize the FY2018 Utility Allowance Schedule is January 1, 2018; and therefore, be it
- RESOLVED,** that the Board of Commissioners has reviewed and approved the FY2018 Section 8 Utility Allowance Schedule.


IN REGULAR BOARD MEETING, SINAJANA, GUAM – November 29, 2017

PASSED BY THE FOLLOWING VOTES:

Ayes: **George Santos, Thomas Borja, Joseph Leon Guerrero, George Pereda**
Nays: **NONE**
ABSENT: **Carl Dominguez, Eliza Paulino**
ABSTAINED: **NONE**

I hereby certify that the foregoing is a full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **November 29, 2017**.

(S E A L)



MICHAEL J. DUENAS
Executive Director/BOC Secretary

Allowances for Tenant- Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type				Date (mm/dd/yyyy)	
Guam		All Types				01/01/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR /6 BR
Heating	a. Natural Gas	-	-	-	-	-	-/-
	b. Bottle Gas	-	-	-	-	-	-/-
	c. Oil / Electric	-	-	-	-	-	-/-
	d. Coal / Other	-	-	-	-	-	-/-
Cooking	a. Natural Gas	-	-	-	-	-	-/-
	b. Bottle Gas	11	18	22	29	34	35/40
	c. Oil / Electric	12	21	26	28	33	35/44
	d. Coal / Other	-	-	-	-	-	-/-
Other Electric		32	52	63	67	78	84/93
Air Conditioning		20	30	43	50	57	63/67
Water Heating	a. Natural Gas	-	-	-	-	-	-/-
	b. Bottle Gas	20	31	39	48	62	70/71
	c. Oil / Electric	21	30	34	45	55	63/65
	d. Coal / Other	-	-	-	-	-	-/-
Water		28	33	37	72	89	113/140
Sewer		27	27	27	27	27	27/27
Trash Collection		30	30	30	30	30	30/30
Range/Microwave							
Refrigerator							
Other -- specify							

Actual Family Allowances To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. \$VYXUDQFHV_ RI_FRQILGHQWLDO_LWY_DUH_QRW_SURYLGHG_XQGDU_WKLV_FROOHFWLRQ_

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family name and address is mandatory. The information is used to establish a utility allowance schedule for all utilities and other services used to determine the family's monthly housing assistance payment and family share. HUD will use this information to ensure that the costs are reasonable. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of Housing Assistance Payment contract.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to establish a utility allowance schedule for all utilities and other services used to determine the family's monthly housing assistance payment and rental payment. HUD will use this information to ensure that the costs are reasonable.

Instructions for Form HUD-52667, Allowances For Tenant Furnished Utilities and Other Services

Form HUD-52667 shall be completed by a HA for each different type of unit as explained below. Each form shall be reproduced by the HA and given to families with their Certificate or Voucher or subsequently in connection with any revisions. The form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. Form HUD-52667 shall also be used by the HA to record the actual allowance for each family.

Level of Allowance: Utilities and other services are included in gross rent, and when they are not furnished by the owner, an allowance must be provided to the family. Allowances must be adequate for all utilities and services not provided by the owner that were included in the fair market rent. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the HA must use normal patterns of consumption for the community as a whole and current utility rates. Allowances must not be based on energy consumption or costs above average or below average income families. The objective shall be to establish allowances based on actual rates and average consumption estimates and should allow the majority of participating families an allowance that is adequate to cover expected average utility costs and other services over a 12-month period.

Determining Allowances:

- a. In general, HAs shall use to the extent possible local sources of information on the cost of utilities and services. The following local sources should be contacted:
- (1) Electric utility suppliers.
 - (2) Natural gas utility suppliers.
 - (3) Water and sewer suppliers.
 - (4) Fuel oil and bottle gas suppliers.
 - (5) Public service commissions.
 - (6) Real estate and property management firms.
 - (7) State and local agencies.
 - (8) Appliance sales or leasing firms.

b. Recently adopted utility allowance schedules from neighboring HAs with essentially the same type of housing stock should also be examined. In most cases fuel or utilities rates normally will not vary appreciably in neighboring communities and where data is not available in small communities' allowances for larger nearby communities may be used. Where local sources are inadequate, the HA may consult the national average consumption data provided in Table 1 and make appropriate adjustments to reflect local conditions.

c. The HA must establish separate heating and cooling allowances for the various types of existing housing in the locality with the same number of bedrooms. Depending on local housing stock, utility allowances must be established for the following unit types: detached houses, duplexes, row or townhouses, garden and high rise apartments and manufactured homes. In addition to establishing different heating and cooling allowances for various types of structures, attention should be given to different allowances for water depending on whether families will have responsibilities for lawn care.

d. The data to be solicited from the local sources shown above should be as close as possible in form and detail to the format of form HUD-52667. If possible, all consumption data should be obtained for each unit size and type. If data is available only for an average unit size (2.5 bedrooms), multiply the utilities costs for the average unit by the following factors:

Size of Unit	Factor
0-BR	0.5
1-BR	0.7
2-BR	0.9
3-BR	1.1
4-BR	1.4
5-BR	1.6

Example: Natural gas heating cost for average sized unit is \$18.00 per month. The allowance for a 4-bedroom unit will be $1.4 \times \$18.00 = \25.00 (rounded to nearest dollar).

Air Conditioning: Allowances for air conditioning must be established only for communities where the majority of units in the market provide centrally air conditioned units or appropriate wiring for tenant installed A/C units.

Ranges and Refrigerators: Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment.

Utility Rate Schedules: The cost of gas and electricity varies according to amounts consumed as shown on the appropriate rate schedules. It is not possible to compute exactly the cost of electricity for any given function without knowing the total electrical usage for a unit. However, because neither the HA or the families know beforehand just what will be the combination of utilities for any unit rented, it will be necessary to approximate the allowances for each function (e.g., heating cooking, etc.) as follows:

For electricity the rates used for lighting, refrigeration and appliances (Table 1, Item I), should be from the top of the rate schedule or the higher unit costs. Allowances for electric cooking, water heating and space heating should be computed from the middle or lower steps in the rate schedules.

Similarly, allowances for gas used for water heating and cooking should be computed using rates from the top of the rate schedule and for heating from the lower steps.

Supporting Documentation: The HA shall maintain with the form HUD-52667 copies of all supporting documentation used in determining the allowances and any revisions. For instance, letters from local utility companies shall be attached plus any worksheets used by the HA in computing allowances. The material should contain, if possible, the quantities of the utilities that are the basis of the dollar allowances (e.g., kilowatt hours per unit). A copy of the utility allowance schedule must be sent to the HUD Field Office.

Table 1

Average Allowances For Tenant Purchased Utilities

Note: The consumption amounts listed below are inexact averages and must be used with caution when establishing allowances for actual projects.

<u>Monthly Consumption</u>		
	<u>Units</u>	<u>2 1/2-BR (a)</u>
I. Electricity		
a. Lighting and Refrigeration	KWH	250-400 (b)
b. Cooking	KWH	110
c. Domestic Hot Water	KWH	340 (c)
d. Space Heating	KWH	680 (d)
e. Air Conditioning	KWH	180 (e)
II. Natural Gas And Bottle Gas		
a. Cooking	Therms	8
b. Domestic Hot Water	Therms	21 (c)
c. Space Heating	Therms	48 (d)
III. Fuel Oil		
a. Domestic Hot Water	Gals	17 (c)
b. Space Heating	Gals	40 (d)
IV. Water		
a. Domestic Use	Gals	8,000
b. Lawn	Gals	2,000

- Estimated average consumption for a hypothetical 2 1/2 bedroom dwelling unit. All consumptions listed must be adjusted for the size of the dwelling unit. Factors shown under Determining Allowances, subparagraph d, may be used for making the adjustment.
- Consumptions will vary considerably depending on electrical appliances used. Upper limit should be sufficient to provide 85 kilowatt hours for a clothes dryer and 50 kilowatt hours for a frost free refrigerator.
- The temperature of local water supply varies by geographic area and will have considerable impact on energy used to heat domestic water. This estimate is for Northern Central geographic areas where the average city water temperature is approximately 50° F.
- Consumptions are for housing insulated for the heating system installed. Normally a building designed for electric space heating is better insulated than one designed for gas or oil space heating equipment. Climatic conditions assumed to be 4,000 heating degree days and 0° F outside design temperature. Consumption must be adjusted for the normal heating degree days and the outside design temperature in the given geographic area.
- Consumption estimated for 1,000 degree days cooling. Actual consumption will depend on many variables.

Note: The consumption amounts listed above are inexact averages and must be used with caution when establishing allowances for actual projects.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Aturidat Ginima' Yan Rinueban Suidat Guahan

BOARD OF COMMISSIONERS

RESOLUTION NO. FY2018-008

Moved by: **JOSEPH LEON GUERRERO**

Seconded by: **GEORGE PEREDA**

RESOLUTION APPROVING THE FISCAL YEAR 2018 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND REASONABLE ACCOMMODATIONS PAYMENT STANDARDS

WHEREAS, 24 CFR 982.503 (3) requires Public Housing Agencies administering the Section 8 Housing Choice Voucher (HCV) Program to establish a Payment Standard Schedule with a single payment standard amount for each unit size based on the area's Fair Market Rent (FMR);

WHEREAS, 24 CFR 982.505 requires GHURA to utilize the Payment Standards Schedule to calculate the maximum monthly housing assistance payment for each participant family under the Section 8 HCV Program. The payment standard for the family shall be the *lower of*: (a) the payment standard for the family unit size; *or* (b) the payment standard amount for the size of the dwelling unit rented by the family;

WHEREAS, 24 CFR 985.3(i) requires Public Housing agencies to annually review and adjust its voucher payment standard amounts to ensure it is within the basic range that is not less than 90 percent and not more than 110 percent of the area's Fair Market Rent. The 2018 payment standards are based on the **2018 published Fair Market Rent** for Guam. The FMR for Guam are as follows:

0	1	2	3	4	5	6
Bedroom	bedroom	bedrooms	bedrooms	bedrooms	bedrooms	bedrooms
\$692	\$751	\$999	\$1,453	\$1,760	\$2,024	\$2,288

WHEREAS, in consideration of the 2018 Section 8 Housing Choice Voucher Program budget and the average going rates for rent in the private rental market, the recommended payment standard schedule is set between 103 to 110 percent; and not more than 120 percent for reasonable accommodation in accordance to *Section 102(d) of the Housing Opportunity Through Modernization Act of 2016*:

0	1	2	3	4	5	6
Bedroom	Bedroom	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms
\$750	\$826	\$1,050	\$1,518	\$1,813	\$2,100	\$2,350
108%	110%	105%	105%	105%	105%	103%

Payment Standards for Reasonable Accommodation:

0	1	2	3	4	5	6
Bedroom	Bedroom	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms
\$830	\$901	\$1,199	\$1,744	\$2,112	\$2,429	\$2,746
120%	120%	120%	120%	120%	120%	120%

WHEREAS, the approved Payment Standard Schedules shall be implemented effective January 1, 2018 upon adoption of this resolution; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Board of Commissioners approves the Payment Standards for Fiscal Year 2018.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – November 29, 2017

PASSED BY THE FOLLOWING VOTES:

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

NAYS: NONE

ABSENT: Carl Dominguez, Eliza Paulino

ABSTAINED: NONE

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioner on November 29, 2017.


MICHAEL J. DUENAS

Secretary/Executive Director



GHURA

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



MEMORANDUM

To Board of Commissioners

From Executive Director 

Date November 16, 2017

Subject Low Income Housing Tax Credits (LIHTC) Villa Del Mar LLC
Request for additional credit award

Hafa Aдай Commissioners,

The Guam Housing and Urban Renewal Authority (GHURA) is seeking Board approval to award an additional allocation of LIHTC credits in the amount of \$554,000 to Summer Town Estates III DE, LLC. By way of background, GHURA awarded Summer Town Estates III \$2,177,868 in tax credits on November 30, 2016, which were allocated on February 10, 2017. Summer Town Estates III now requests an additional \$554,000 in tax credits to proceed with their project.

After thorough consideration, GHURA believes the additional award of credits to be reasonable and sufficient to complete the proposed project. The credits will be awarded from the balance of available 2017 credits.

a.	LIHTC 2016		\$2,690,000
b.	LIHTC 2017		<u>\$2,710,000</u>
c.			\$5,400,000
d.	2016	Award #1 Summer Town Estates Phase III LLC	\$2,177,868
e.	2016/2017	Award #2 Villa Del Mar LLC	\$2,064,241
f.	2017	Addl Credits Villa Del Mar LLC	<u>\$ 325,000</u>
g.			\$4,567,109
h.	Credits available from LIHTC 2017 (line c - g)		\$ 832,891
i.	2017	Addl Credits Summer Town Estates III DE, LLC	<u>\$ 554,000</u>
j.	Credits available from LIHTC 2017		\$ 278,891

Upon receiving the Summer Town Estates III DE, LLC request, GHURA conducted an analysis using both the initial and current information provided by the developer. This included the equity pricing update from syndicator Boston Capital Corporation, updated construction estimates and pro forma. GHURA verified an increase of \$4,628,847 in the Total Development



Costs. GHURA also verified an increase of \$1,300,000 in the Developer Fee. Furthermore, recent changes in price equity have affected the project developer's ability to secure the price per credit as projected in their initial 2016 LIHTC application. Price equity for the tax credits fell from its projected \$0.93 to \$0.83 per credit. The resulting gap of \$554,000 is the subject of this request. Finally, the increase in construction costs due to labor shortages has put setbacks on the project.

Summer Town Estates III DE, LLC's justification for the additional credit request is valid and reasonable. It is GHURA's recommendation, based on the analysis prepared by GHURA staff, that additional credits be granted to Summer Town Estates III, LLC in the amount of \$554,000.

At the Regular Board Meeting of November 29, 2017, a motion was made by Vice Chairman Borja and seconded by Resident Commissioner Leon Guerrero to approve the Request for additional credits to Summer Town Estates III, LLC in the amount of \$554,000.00. Without any further discussion and objection, the Motion was approved.

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: Intent of Award, IFB # GHURA-10-12-2017-Tran
Up-grade of Kitchen and bathroom on 6-units at Guma
Trankilidat in Tumon

Bid opening for the subject project was held on Nov. 13, 2017 at 2:00PM. There were, a total of 9 contractors that purchase a set of bid specification of which 7 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1
1. JJ Global	\$238,771.62
2. GensisTech Corp.	\$84,300.00
3. IAN Corp.	\$165,361.18
4. Arkana Pacific	\$98,800.00
5. Liang Construction	\$85,300.00
6. Asia Pacific Int.	\$218,216.00
7. Canton Construction Corp.	\$228,000.00

Government Estimate: \$120,000.00

On Nov. 13, 2017 our staff requested to meet with Mr. Young Kim, president of Gensis Tech, who had submitted the lowest bid. We needed to review his cost proposal for both material and labor. Their total cost was 36% less than the government estimate. Not only did we review their cost but requested that he summarize the scope of work for there is more to just renovating the units which he fully understood and did cost those efforts accordingly. In part of our discussion, he reminded us that his average cost to renovate our Public Housing units rounds about \$21k for a 3-bedroom unit. His propose materials are in accordance with the bid specification and his labor hours are in accordance with the latest Bavis-Bacon Wage rate. There are two others, bidders # 4 & #5 that bid within Gensis Tech's bid amount.

What makes this up-grade different from other bids is that the magnitude of work requires that the unit be vacant, our plan is to up-grade the manager's unit first upon completion we will move tenants one at time into this unit and upon completion of that unit we will relocated them back into their original unit and proceed with the next tenant from the list of units identified for this up-grade. This approach will save the agency the cost for temporary relocation of tenants. Part of

the contractors cost is to provide the effort to move the tenants' personal belongings to and from between moves for all 5 tenants.

Based on the meeting held with Gensis Tech our staff have determined that they are the lowest responsive responsible bidder for Base Bid item #1. They have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification). Gensis Tech does have a long-standing history with GHURA. They completed over 20 modernizations of units at the various AMP sites.

Based on our staff's review and determination, we are requesting that the Board approve a contract with Gensis Tech for base bid item #1 in the amount of \$84,300.00 for the upgrade of kitchen and bathroom for 6-units at Guma Trankilidat in Tumon. The award is contingent on the final release of funds from US Rural Development which are staff has requested.

Attachment: Bid Tabulation
Clearance
Gov cost estimate
Contractor's confirmation

At the Regular Board Meeting of November 29, 2017, a motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve a contract with Genesis Tech for base bid item #1 in the amount of \$84,300.00 for the Up-grade of kitchen and bathroom for 6-units at Guma Trankilidat in Tumon. The award is contingent on the final release of funds from US Rural Development. Without any further discussion and objection, the Motion was approved.

Michael Ducas Executive Director

[illegible]

ATTESTED BY: W. A. Date: 11/13/17

_____ Date: _____

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

To: File
 From: Architect & Engineering Manager
 Subject: Up-grade of Kitchen and Bathroom 6 Units at Guma Trankilidat in Tumon

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	Archana Pacific Contractors Arturo C. Navarro	Asia-Pacific International Inc Henry Y. Sun	Canton Construction Corp Ronald Su	East Asia Construction Kwok Chung Yu	Genesis-Tech Corporation Young Kim	LAN Corporation Ian J. Chang
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Department of Labor:

ALPCD	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
Fair Employment Practice	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
Wage & Hour	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
Workers Compensation	Expires 06/29/18	Expires 10/03/18	Expires 05/14/18	Not in system	Expires 06/30/18	Expires 10/31/18

Guam Contractors License Board

Contractor to obtain clearance from Guam Contractors License Board	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
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U.S. Department of Labor

Revenue & Tax EIN/SSN	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
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OSHA

Contractor to report to Revenue and Tax Office	Cleared: 10/19/17	Cleared: 10/12/17	Cleared: 10/12/17	Cleared: 10/12/17	Cleared: 10/12/17	4 Processed
				Update 10/27/16 w/pdg violation		Updated 02/25/16 w/pdg violation

SAM Debarred List

	Cleared: 10/24/17	Cleared: 10/16/17	Cleared: 10/17/17	Cleared: 10/27/17	Cleared: 10/16/17	Cleared: 10/16/17
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GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

Company Name	ITI-Elengric Signco Enrique Cruz	JJ Global Services Luis Bustamante	Liang Construction Qiao Liang Huang		
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Department of Labor:

ALPCD
Fair Employment Practice
Wage & Hour
Workers Compensation

Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17		
Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17		
Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17		
No Workers Ins	Expires 05/20/18	Expired: 10/30/17	Expired: 10/30/17		

Guam Contractors
License Board

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

Cleared: 11/07/17	Case Pending	Cleared: 11/07/17			
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Revenue & Tax
ENRSSH

Contractor to report to Revenue and Tax Office					
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OSHA

Cleared: 10/12/17	Cleared: 10/12/17	Cleared: 10/23/17			
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SAM Debarred List

Cleared: 10/16/17	Cleared: 10/16/17	Cleared: 10/26/17			
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Checklist 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Genesis-Tech Corporation

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

November 14, 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
Up-grade of Kitchen and bathroom on 6-units at Guma Trankilidat in Tumon
GHURA- 10-12-2017-Tran


Dear Sir,

Based on our discussion held on Nov 13, 2017 in reference your concern to my bid submittal for the Up-grade of Kitchen and bathroom on 6-units at Guma Trankilidat in Tumon, base bid that my bid amount of \$84,300.00 is consistent with the scope of work as detailed in the bid specification IFB # GHURA- 10-12-2017-Tran.

Base on my concern of not losing any more of my current staff to other contractors I submitted a bid amount to try and secure a project to maintain my limited current skill workers without trying to may any profit. My current staff I have is adequate to support the propose project and for that reason I submitted a bid for base bid.

Thank you for your understanding 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

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: Intent of Award, Top coating of roofs and exterior painting of GHURA's elderly units in Agat, Dededo, Merizo and Talofofo

Bid opening for the subject project was held on November. 7, 2017 at 2:00PM. A total of 13 contractors purchased bid specification, only 9 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1	Deductive Bid #1
1. P & E Construction Co.	\$321,275.35	\$104,385.07
2. American Suppliers	\$386,631.00	\$216,863.00
3. Canton Construction Corp.	\$339,950.00	\$118,000.00
4. GenesisTech Corp.	\$505,000.00	\$125,000.00
5. Bascon Corp.	\$416,993.24	\$141,861.24
6. Alcast Paint	\$98,882.00	\$50,000.00
7. IAN Corp.	\$314,225.36	\$71,548.92
8. Murphy EnterpriSe	\$277,700.00	none submitted (non-responsive)
9. Asia Pacific Int.	\$263,436.00	\$92,916.00

Government Estimate: \$317,572.00

Based on our staff's review of the bid results they have determine that bidder #8 is non-responsive and requested to meet with bidder # 6 who submitted the lowest bid to determine if they were responsive and bidder #9 who is the next lowest bidder.

On Nov. 15, 2017 we met with Mr. Castro owner of Alcast Paint to review his bid breakdown for both material and labor. At the meeting is was clear that he truly under estimate the cost for both material and labor especially with the required certification for application of roof coating stating specifically that the applicator must be certified. Base on our meeting with Mr. Castro we did informed him that his bid is non-responsive for the subject project. Attach is Alcast Paint's Verification of License from the Contractor License Board.

On Nov. 16, 2017 we met with Mr. Henry Sun president of Asia Pacific Intl who submitted the next lowest bid, in the review of his cost proposal for both material and labor, the total cost was at \$54k 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 Davis-Bacon Wage rate. The company in addition has the required certification for both C33, C55 and C68 as indicated in the

Verification of License from the Contractor License Board. Attach is Asia Pacific Intl letter of price confirmation.

Based on the meeting held with Asia Pacific Intl our staff have determined that they are the lowest responsive responsible bidder for Base Bid item #1. They have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification). Asia Pacific construction has a long-standing history with GHURA. They had recoated the roofs for all of our GHURA 250 units in 2009 and to this date we have had no reports of roof leaks, they also completed over 30 units placed under modernization at the various AMP sites.

Based on our staff's review and determination, we are requesting that the Board approve a contract with Asia Pacific Intl for base bid item no 1 in the amount of \$263,436.00 for the coating of roofs and exterior painting of GHURA's elderly units in Agat, Dededo, Merizo and Talofofo. For the board info deductive bid #1 is for the exterior painting of all 82 units, based on our funding, the contractor will be awarded the base bid amount without the deductives.

Attachment: Bid Tabulation
Clearance
Gov't cost estimate
Contractor's confirmation
Verification of License from the Contractor License Board

At the Regular Board Meeting of November 29, 2017, a motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve a contract with Asia Pacific International for base bid item #1 in the amount of \$263,436.00 for the coating of roofs and exterior painting for all 82 GHURA's elderly units in Agat, Dededo, Merizo and Talofofo. Without any further discussion and objection, the Motion was approved.

Top coating of Roofs and exterior painting of GHURA's elderly units in Agat, Dedado, Merizo and Talofofo
GHURA - 10-10-2017-AMP
 Proposed due Date: 11/07/17
 Proposal Due 2pm

non-expensive

Date: _____
 Date: 11/7/17
 Name: _____
 Name: _____

To: File
From: Architect & Engineering Manager
Subject: Top-Casting of Roofs and Exterior Painting of GHURA Elderly Units in Agat, Dedado, Merizo and Talofofo

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	Company Name	Company Name	Company Name	Company Name	Company Name
Alcant Paint Co. <i>Alex Castro</i>	The Americana Group <i>William Flores</i>	Asin-Pacific Int'l Inc <i>Henry Sun</i>	Bascan Corporation <i>Eduardo Suarez</i>	Canton Construction Corp <i>Ronald Su</i>	Genesis-Tech Corporation <i>Young Kim</i>

Department of Labor:

Department of Labor:							
ALPCD	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Fair Employment Practice	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17
Wage & Hour	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Workers Compensation	Expires 6/21/18	Expires 2/23/18	Expires 10/31/18	Expires 8/5/18	Expires 5/4/18	Expires 6/30/18	Expires 6/30/18

**Guam Contractors
License Board**

[illegible]

**U.S. Department
of Labor**

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
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Revenue & Tax FIN/SSN

Contractor to report to Revenue and Tax Office	
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OSHA

	3 Processed	2 Processed	Cleared 10/12/17	4 Processed	Cleared 10/12/17	Cleared 10/12/17
Urbanside/66029784 whole violation		Urbanside: 02/12/13 whole violation				
				Urbanside/66029785 w/ 1 violation		

SAM Debarred List

SAM Delivered To	Cleared 10/16/17	Cleared 10/18/17	Cleared 10/16/19	Cleared 10/18/17	Cleared 10/16/17

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMAYAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

Company Name

LAN Corporation	JJ Global Services	Liang Construction	Mega United Corporation	Murphy Enterprises, Inc	Orion Construction Corp
<i>Jun J. Chong</i>	<i>Luis Bustamante</i>	<i>Qiao Liang Huang</i>	<i>Zunxin Zhang</i>	<i>Matthew/Luke Murphy</i>	<i>Prudeucia Miguel Jr</i>

Department of Labor:

ALPCD

Fair Employment Practice

Wage & Hour

Workers Compensation

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17
Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Expires 10/31/18	Expires 5/20/18	Pending Renewal w/Great National	Expires 6/15/18	Expires 1/3/18	Expires 12/31/17

Guam Contractors

License Board

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

of Labor

Cleared 10/27/17	Under investigation/case pending closure	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
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Revenue & Tax

EINSSN

Contractor to report to Revenue and Tax Office				
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OSHA

4 Processed	Cleared 10/12/17	Cleared 10/18/17	1 Processed	Cleared 10/17/17	3 Processed
Update: 04/22/16 w/ JFS violation			Update: 02/16/15 w/ OSHA violation		Update: 08/28/17 w/ OSHA violation

SAM Debarred List

Cleared 10/16/17	Cleared 10/16/17	Cleared 10/18/17	Cleared 10/17/17	Cleared 10/20/17	Cleared 10/17/17
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Company Name	P & E Construction, Inc. Ernestina Lafalo					
Department of Labor:						
ALPCD	Cleared 10/27/17					
Fair Employment Practice	Cleared 10/30/17					
Wage & Hour	Cleared 10/27/17					
Workers Compensation	Expires 8/8/18					
Guam Contractors License Board						
Contractor to obtain clearance from Guam Contractors License Board						
U.S. Department of Labor						
Cleared 10/27/17						
Revenue & Tax ERMSSN						
Contractor to report to Revenue and Tax Office						
OSHA						
Cleared 10/12/17						
SAM Debarred List						
Cleared 10/16/17						

COST ESTIMATE

ACTIVITY AND LOCATION: Roof Top coating and exterior painting at GHURA 82

CONSTRUCTION CONTRACT NO. SHEET 1 OF 1

PROJECT TITLE: Roof coating, water blasting, sealing of clear story and exterior painting

IDENTIFICATION NO.

ESTIMATED BY Albert H. Santos, FME M

DATE PREPARED 10/2/2017

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Dededo				
Exterior painting	37745	sf	1.50	56617.5
Top roof coating	30,100	sf	2.50	75250
Total Dededo AMP 4				131867.5

Agat				
Exterior painting	39270	sf	1.50	58905
Top roof coating	27100	sf	2.50	67750
Merizo				
Exterior painting	13593	sf	1.50	20389.5
Top roof coating	9260	sf	2.50	23150
Total Amp3				147044.5
Talofofo				
Exterior painting	12440	sf	1.50	18660
Top roof coating	8000	sf	2.50	20000
Total AMP2				38660

Total for all 3 amps

317572

ASIA-PACIFIC INTERNATIONAL, INC

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

November 16, 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 Top Coating of Roofs and Exterior Painting of
GHURA'S Elderly Units in Agat, Dededo, Merizo and Talofoto
IFB NO. GHURA-10-10-2017-AMP

Dear Sirs:


As per your requirements for the above subject project, we would like to submit to your office our Bid Confirmation as follows:

The Bid Price of \$263,436.00 we submitted to GHURA for the above subject project on November 07, 2017 is 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 in the Bid Documents.

In the meantime, we would like to mention that our bid price is much on the lower side because we would like to bid and undertake this project in order to keep our workers busy and maintain our existing labor forces for our future projects. Even though our bid price is lower, we would still like to assure you that our company is confident and capable of performing and completing this project as per the Bid Documents and Project Contract to be executed with GHURA.

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
PRESIDENT
API-ghura- 82-bidconfirm-171116

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]


Mae Anie, Administrative Aide

06-Nov-17
Date

OFFICIAL RECEIPT NUMBER: _____



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

TO Board of Commissioners

FROM Executive Director 

DATE February 03, 2017

SUBJECT Construction of the Sinajana Central Police Precinct
Project issues

This is to advise the board of the present issue occurring at the construction site due to the discovery of both trash and soft slit at 19 of the 33 probing done over the building layout area. Based on these findings our team met with the design team; Mr Cedric Cruz from TRMA, Mr. Tom Camacho, Structural Engineer and Mr. Ukrit, Soil Engineer to determine the impact of these unsuitable materials or soft/loose soils that can cause settlement.

Based on our meeting we came up with 3 options to consider for dealing with the central precinct site's soil issues:

1. 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. The cavity at Probe 19 may still require additional work.
2. 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.
3. Shift 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. An additional A/E fee is also necessary for this.

Based on the above options we requested the contractor to submit their cost proposal to address options 1 & 3. Attach are the contractor proposal in respond to our request. Our staff is presently reviewing the cost submitted with TRMA, our concern with the submitted cost is that these changes are way over the normal range of the General Requirement costs.



We are now discussing another option with Ukrit on a mat foundation to include excavating/backfilling and without micro piles which is a simpler construction and quicker to construct, which will reduce the costs for formwork, trenching, additional probing. It is our plan to have the team come up with the best option with a final cost that will be presented to the board within a month.

Attachment; Rex Intl Cost proposal

Marians Drilling , Summary of probe hole
Option 1, 2 & 3



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

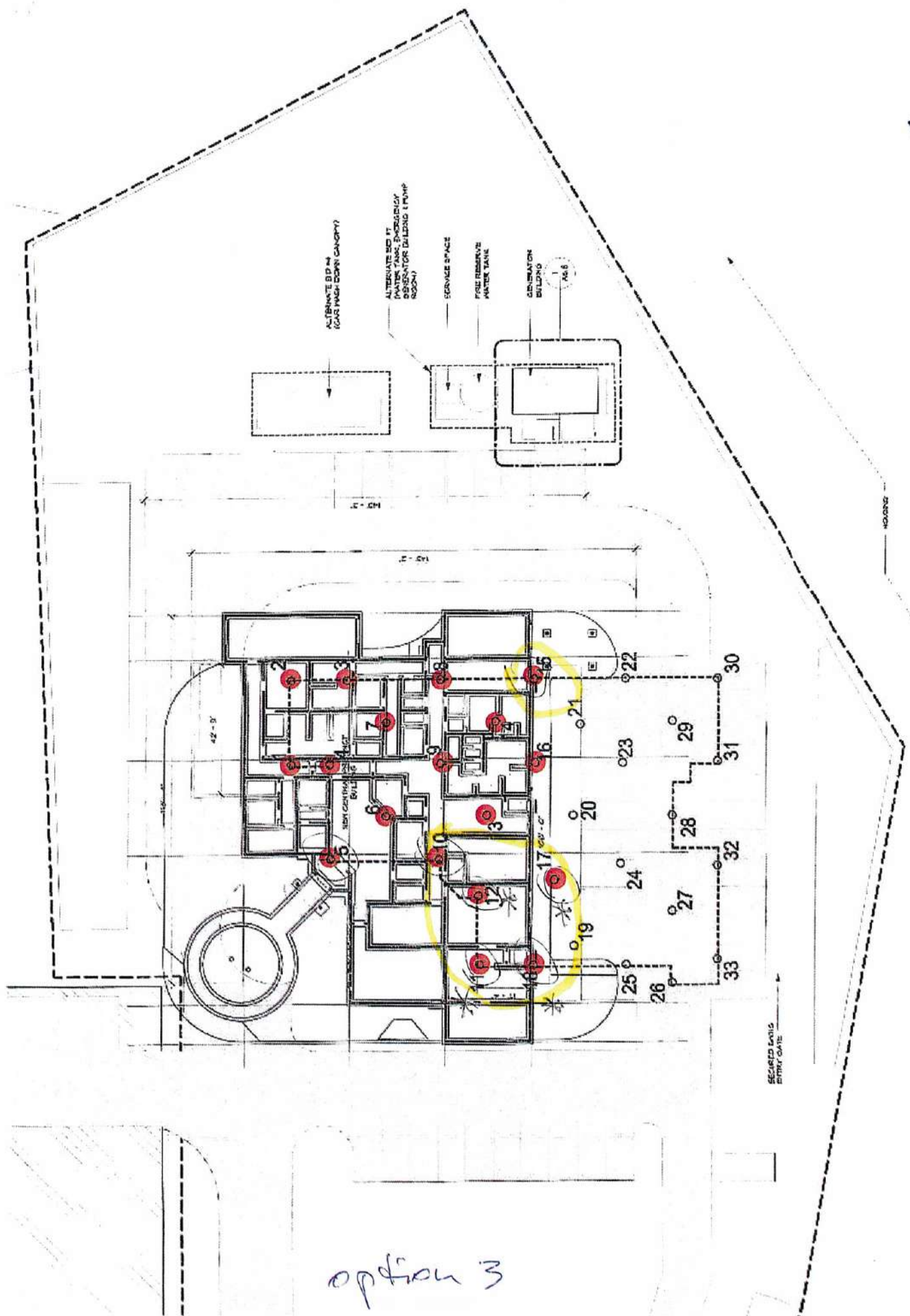

Edward A. Kim
General Manager
Rex International
472-6763

PROJECT:
Construction of a New Central Police Precinct
Sinaiana, Guam
Change Order 003 - Item 1. Flipping/Re-orienting Main Structure
COST BREAKDOWN

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		EQUIPT COST		TOTALS
	NUMBER	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL	
A. GENERAL REQUIREMENTS									
1. Building Permit & Plan Review Fees	1	LS	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
2. Survey Work / Staking	1	LS	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 8,500.00
3. Reconfigure New Layout	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 400.00	\$ 400.00	\$ 6,400.00
4. Project Management	6	MOS		\$ -	\$ 8,500.00	\$ 51,000.00		\$ -	\$ 51,000.00
5. Misc. Expenses	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 3,000.00	\$ 3,000.00		\$ -	\$ 10,000.00
B. SITE UTILITIES									
1. Water line	1	LS	\$ 750.00	\$ 750.00	\$ 7,500.00	\$ 7,500.00	\$ 800.00	\$ 800.00	\$ 9,050.00
2. Sewer line	1	LS	\$ 900.00	\$ 900.00	\$ 7,500.00	\$ 7,500.00	\$ 800.00	\$ 800.00	\$ 9,200.00
3. Electrical	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 14,220.00	\$ 14,220.00	\$ 500.00	\$ 500.00	\$ 17,220.00
C. CIVIL WORKS									
1. Install Subgrade Material/Grade/Compact	1	LS		\$ -		\$ -	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
2. Compaction Test	1	LS		\$ -	\$ 800.00	\$ 800.00	\$ 1,500.00	\$ 1,500.00	\$ 2,300.00
3. Temporary Utilities	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00		\$ -	\$ 2,500.00
						\$ -	\$ -	\$ -	\$ -
Sub-Total				\$ 14,650.00		\$ 105,020.00		\$ 10,500.00	\$ 130,170.00
GRAND TOTAL				\$ 14,650.00		\$ 105,020.00		\$ 10,500.00	\$ 202,040.11

9/8/17





CITE DI AN

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2018-007

Moved by: **THOMAS BORJA** Seconded by: **GEORGE PEREDA**

**RESOLUTIONS APPROVING THE FISCAL YEAR 2018 SECTION 8 HOUSING CHOICE
VOUCHER PROGRAM UTILITY ALLOWANCE SCHEDULE**

- WHEREAS,** pursuant to 24 CFR 982.517 the Authority is required to maintain a utility allowance schedule for all tenant-paid utilities under the Section 8 Housing Choice Voucher Program;
- WHEREAS,** the requisite of the regulation is the Utility Allowance Schedule must be reviewed annually and revised to reflect changes of **ten percent** (10%) or more of any utility rate from the last revised schedule;
- WHEREAS,** 24 CFR 982.517 (d) requires the Authority to use the appropriate Utility allowance for the actual unit size of each dwelling unit leased by the participant family under the Section 8 Housing Choice Voucher Program;
- WHEREAS,** The Authority's timely maintenance and implementation of the Utility Allowance Schedule impacts the Authority's performance under the Section Eight Management Program (SEMAP) as delineated in 24 CFR 985.3 (d);
- WHEREAS,** the implementation date to utilize the FY2018 Utility Allowance Schedule is January 1, 2018; and therefore, be it
- RESOLVED,** that the Board of Commissioners has reviewed and approved the FY2018 Section 8 Utility Allowance Schedule.


IN REGULAR BOARD MEETING, SINAJANA, GUAM – November 29, 2017

PASSED BY THE FOLLOWING VOTES:

Ayes: **George Santos, Thomas Borja, Joseph Leon Guerrero, George Pereda**
Nays: **NONE**
ABSENT: **Carl Dominguez, Eliza Paulino**
ABSTAINED: **NONE**

I hereby certify that the foregoing is a full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **November 29, 2017**.

(S E A L)



MICHAEL J. DUENAS
Executive Director/BOC Secretary

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type				Date (mm/dd/yyyy)	
Guam		All Types				01/01/2018	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR /6 BR
Heating	a. Natural Gas	-	-	-	-	-	-/-
	b. Bottle Gas	-	-	-	-	-	-/-
	c. Oil / Electric	-	-	-	-	-	-/-
	d. Coal / Other	-	-	-	-	-	-/-
Cooking	a. Natural Gas	-	-	-	-	-	-/-
	b. Bottle Gas	11	18	22	29	34	35/40
	c. Oil / Electric	12	21	26	28	33	35/44
	d. Coal / Other	-	-	-	-	-	-/-
Other Electric		32	52	63	67	78	84/93
Air Conditioning		20	30	43	50	57	63/67
Water Heating	a. Natural Gas	-	-	-	-	-	-/-
	b. Bottle Gas	20	31	39	48	62	70/71
	c. Oil / Electric	21	30	34	45	55	63/65
	d. Coal / Other	-	-	-	-	-	-/-
Water		28	33	37	72	89	113/140
Sewer		27	27	27	27	27	27/27
Trash Collection		30	30	30	30	30	30/30
Range/Microwave							
Refrigerator							
Other -- specify							

Actual Family Allowances To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. \$VYXUDQFHV_ RI_FRQILGHQWLDO_LWY_DUH_QRW_SURYLGHG_XQGHU_WKLV_FROOHFWLRQ_

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family name and address is mandatory. The information is used to establish a utility allowance schedule for all utilities and other services used to determine the family's monthly housing assistance payment and family share. HUD will use this information to ensure that the costs are reasonable. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of Housing Assistance Payment contract.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to establish a utility allowance schedule for all utilities and other services used to determine the family's monthly housing assistance payment and rental payment. HUD will use this information to ensure that the costs are reasonable.

Instructions for Form HUD-52667, Allowances For Tenant Furnished Utilities and Other Services

Form HUD-52667 shall be completed by a HA for each different type of unit as explained below. Each form shall be reproduced by the HA and given to families with their Certificate or Voucher or subsequently in connection with any revisions. The form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. Form HUD-52667 shall also be used by the HA to record the actual allowance for each family.

Level of Allowance: Utilities and other services are included in gross rent, and when they are not furnished by the owner, an allowance must be provided to the family. Allowances must be adequate for all utilities and services not provided by the owner that were included in the fair market rent. The utility allowance schedule is based on the **typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality.** In developing the schedule, the HA must use normal patterns of consumption for the community as a whole and current utility rates. Allowances must not be based on energy consumption or costs above average or below average income families. The objective shall be to establish allowances based on actual rates and average consumption estimates and should allow the majority of participating families an allowance that is adequate to cover expected average utility costs and other services over a 12-month period.

Determining Allowances:

- a. In general, HAs shall use to the extent possible local sources of information on the cost of utilities and services. The following local sources should be contacted:
- (1) Electric utility suppliers.
 - (2) Natural gas utility suppliers.
 - (3) Water and sewer suppliers.
 - (4) Fuel oil and bottle gas suppliers.
 - (5) Public service commissions.
 - (6) Real estate and property management firms.
 - (7) State and local agencies.
 - (8) Appliance sales or leasing firms.

b. Recently adopted utility allowance schedules from neighboring HAs with essentially the same type of housing stock should also be examined. In most cases fuel or utilities rates normally will not vary appreciably in neighboring communities and where data is not available in small communities' allowances for larger nearby communities may be used. Where local sources are inadequate, the HA may consult the national average consumption data provided in Table 1 and make appropriate adjustments to reflect local conditions.

c. The HA must establish separate heating and cooling allowances for the various types of existing housing in the locality with the same number of bedrooms. Depending on local housing stock, utility allowances must be established for the following unit types: detached houses, duplexes, row or townhouses, garden and high rise apartments and manufactured homes. In addition to establishing different heating and cooling allowances for various types of structures, attention should be given to different allowances for water depending on whether families will have responsibilities for lawn care.

d. The data to be solicited from the local sources shown above should be as close as possible in form and detail to the format of form HUD-52667. If possible, all consumption data should be obtained for each unit size and type. If data is available only for an average unit size (2.5 bedrooms), multiply the utilities costs for the average unit by the following factors:

Size of Unit	Factor
0-BR	0.5
1-BR	0.7
2-BR	0.9
3-BR	1.1
4-BR	1.4
5-BR	1.6

Example: Natural gas heating cost for average sized unit is \$18.00 per month. The allowance for a 4-bedroom unit will be $1.4 \times \$18.00 = \25.00 (rounded to nearest dollar).

Air Conditioning: Allowances for air conditioning must be established only for communities where the majority of units in the market provide centrally air conditioned units or appropriate wiring for tenant installed A/C units.

Ranges and Refrigerators: Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment.

Utility Rate Schedules: The cost of gas and electricity varies according to amounts consumed as shown on the appropriate rate schedules. It is not possible to compute exactly the cost of electricity for any given function without knowing the total electrical usage for a unit. However, because neither the HA or the families know beforehand just what will be the combination of utilities for any unit rented, it will be necessary to approximate the allowances for each function (e.g., heating cooking, etc.) as follows:

For electricity the rates used for lighting, refrigeration and appliances (Table 1, Item I), should be from the top of the rate schedule or the higher unit costs. Allowances for electric cooking, water heating and space heating should be computed from the middle or lower steps in the rate schedules.

Similarly, allowances for gas used for water heating and cooking should be computed using rates from the top of the rate schedule and for heating from the lower steps.

Supporting Documentation: The HA shall maintain with the form HUD-52667 copies of all supporting documentation used in determining the allowances and any revisions. For instance, letters from local utility companies shall be attached plus any worksheets used by the HA in computing allowances. The material should contain, if possible, the quantities of the utilities that are the basis of the dollar allowances (e.g., kilowatt hours per unit). A copy of the utility allowance schedule must be sent to the HUD Field Office.

Table 1

Average Allowances For Tenant Purchased Utilities

Note: The consumption amounts listed below are inexact averages and must be used with caution when establishing allowances for actual projects.

<u>Monthly Consumption</u>		
	<u>Units</u>	<u>2 1/2-BR (a)</u>
I. Electricity		
a. Lighting and Refrigeration	KWH	250-400 (b)
b. Cooking	KWH	110
c. Domestic Hot Water	KWH	340 (c)
d. Space Heating	KWH	680 (d)
e. Air Conditioning	KWH	180 (e)
II. Natural Gas And Bottle Gas		
a. Cooking	Therms	8
b. Domestic Hot Water	Therms	21 (c)
c. Space Heating	Therms	48 (d)
III. Fuel Oil		
a. Domestic Hot Water	Gals	17 (c)
b. Space Heating	Gals	40 (d)
IV. Water		
a. Domestic Use	Gals	8,000
b. Lawn	Gals	2,000

- Estimated average consumption for a hypothetical 2 1/2 bedroom dwelling unit. All consumptions listed must be adjusted for the size of the dwelling unit. Factors shown under Determining Allowances, subparagraph d, may be used for making the adjustment.
- Consumptions will vary considerably depending on electrical appliances used. Upper limit should be sufficient to provide 85 kilowatt hours for a clothes dryer and 50 kilowatt hours for a frost free refrigerator.
- The temperature of local water supply varies by geographic area and will have considerable impact on energy used to heat domestic water. This estimate is for Northern Central geographic areas where the average city water temperature is approximately 50° F.
- Consumptions are for housing insulated for the heating system installed. Normally a building designed for electric space heating is better insulated than one designed for gas or oil space heating equipment. Climatic conditions assumed to be 4,000 heating degree days and 0° F outside design temperature. Consumption must be adjusted for the normal heating degree days and the outside design temperature in the given geographic area.
- Consumption estimated for 1,000 degree days cooling. Actual consumption will depend on many variables.

Note: The consumption amounts listed above are inexact averages and must be used with caution when establishing allowances for actual projects.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Aturidat Ginima' Yan Rinueban Suidat Guahan

BOARD OF COMMISSIONERS

RESOLUTION NO. FY2018-008

Moved by: **JOSEPH LEON GUERRERO**

Seconded by: **GEORGE PEREDA**

RESOLUTION APPROVING THE FISCAL YEAR 2018 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM AND REASONABLE ACCOMMODATIONS PAYMENT STANDARDS

WHEREAS, 24 CFR 982.503 (3) requires Public Housing Agencies administering the Section 8 Housing Choice Voucher (HCV) Program to establish a Payment Standard Schedule with a single payment standard amount for each unit size based on the area's Fair Market Rent (FMR);

WHEREAS, 24 CFR 982.505 requires GHURA to utilize the Payment Standards Schedule to calculate the maximum monthly housing assistance payment for each participant family under the Section 8 HCV Program. The payment standard for the family shall be the *lower of*: (a) the payment standard for the family unit size; *or* (b) the payment standard amount for the size of the dwelling unit rented by the family;

WHEREAS, 24 CFR 985.3(i) requires Public Housing agencies to annually review and adjust its voucher payment standard amounts to ensure it is within the basic range that is not less than 90 percent and not more than 110 percent of the area's Fair Market Rent. The 2018 payment standards are based on the **2018 published Fair Market Rent** for Guam. The FMR for Guam are as follows:

0 Bedroom	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms	6 bedrooms
\$692	\$751	\$999	\$1,453	\$1,760	\$2,024	\$2,288

WHEREAS, in consideration of the 2018 Section 8 Housing Choice Voucher Program budget and the average going rates for rent in the private rental market, the recommended payment standard schedule is set between 103 to 110 percent; and not more than 120 percent for reasonable accommodation in accordance to *Section 102(d) of the Housing Opportunity Through Modernization Act of 2016*:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$750	\$826	\$1,050	\$1,518	\$1,813	\$2,100	\$2,350
108%	110%	105%	105%	105%	105%	103%

Payment Standards for Reasonable Accommodation:

0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
\$830	\$901	\$1,199	\$1,744	\$2,112	\$2,429	\$2,746
120%	120%	120%	120%	120%	120%	120%

WHEREAS, the approved Payment Standard Schedules shall be implemented effective January 1, 2018 upon adoption of this resolution; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Board of Commissioners approves the Payment Standards for Fiscal Year 2018.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – November 29, 2017

PASSED BY THE FOLLOWING VOTES:

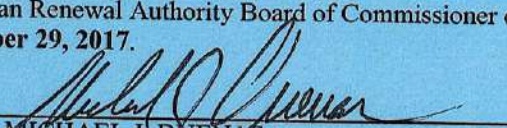
AYES: George Santos, Thomas Borja, Joseph Leon Guerrero, George Pereda

NAYS: NONE

ABSENT: Carl Dominguez, Eliza Paulino

ABSTAINED: NONE

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioner on November 29, 2017.


MICHAEL J. DUENAS

Secretary/Executive Director



GHURA

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



MEMORANDUM

To Board of Commissioners

From Executive Director 

Date November 16, 2017

Subject Low Income Housing Tax Credits (LIHTC) Villa Del Mar LLC
Request for additional credit award

Hafa Aдай Commissioners,

The Guam Housing and Urban Renewal Authority (GHURA) is seeking Board approval to award an additional allocation of LIHTC credits in the amount of \$554,000 to Summer Town Estates III DE, LLC. By way of background, GHURA awarded Summer Town Estates III \$2,177,868 in tax credits on November 30, 2016, which were allocated on February 10, 2017. Summer Town Estates III now requests an additional \$554,000 in tax credits to proceed with their project.

After thorough consideration, GHURA believes the additional award of credits to be reasonable and sufficient to complete the proposed project. The credits will be awarded from the balance of available 2017 credits.

a.	LIHTC 2016		\$2,690,000
b.	LIHTC 2017		<u>\$2,710,000</u>
c.			\$5,400,000
d.	2016	Award #1 Summer Town Estates Phase III LLC	\$2,177,868
e.	2016/2017	Award #2 Villa Del Mar LLC	\$2,064,241
f.	2017	Addl Credits Villa Del Mar LLC	<u>\$ 325,000</u>
g.			\$4,567,109
h.	Credits available from LIHTC 2017 (line c - g)		\$ 832,891
i.	2017	Addl Credits Summer Town Estates III DE, LLC	<u>\$ 554,000</u>
j.	Credits available from LIHTC 2017		\$ 278,891

Upon receiving the Summer Town Estates III DE, LLC request, GHURA conducted an analysis using both the initial and current information provided by the developer. This included the equity pricing update from syndicator Boston Capital Corporation, updated construction estimates and pro forma. GHURA verified an increase of \$4,628,847 in the Total Development



Costs. GHURA also verified an increase of \$1,300,000 in the Developer Fee. Furthermore, recent changes in price equity have affected the project developer's ability to secure the price per credit as projected in their initial 2016 LIHTC application. Price equity for the tax credits fell from its projected \$0.93 to \$0.83 per credit. The resulting gap of \$554,000 is the subject of this request. Finally, the increase in construction costs due to labor shortages has put setbacks on the project.

Summer Town Estates III DE, LLC's justification for the additional credit request is valid and reasonable. It is GHURA's recommendation, based on the analysis prepared by GHURA staff, that additional credits be granted to Summer Town Estates III, LLC in the amount of \$554,000.

At the Regular Board Meeting of November 29, 2017, a motion was made by Vice Chairman Borja and seconded by Resident Commissioner Leon Guerrero to approve the Request for additional credits to Summer Town Estates III, LLC in the amount of \$554,000.00. Without any further discussion and objection, the Motion was approved.

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: Intent of Award, IFB # GHURA-10-12-2017-Tran
Up-grade of Kitchen and bathroom on 6-units at Guma
Trankilidat in Tumon

Bid opening for the subject project was held on Nov. 13, 2017 at 2:00PM. There were, a total of 9 contractors that purchase a set of bid specification of which 7 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1
1. JJ Global	\$238,771.62
2. GensisTech Corp.	\$84,300.00
3. IAN Corp.	\$165,361.18
4. Arkana Pacific	\$98,800.00
5. Liang Construction	\$85,300.00
6. Asia Pacific Int.	\$218,216.00
7. Canton Construction Corp.	\$228,000.00

Government Estimate: \$120,000.00

On Nov. 13, 2017 our staff requested to meet with Mr. Young Kim, president of Gensis Tech, who had submitted the lowest bid. We needed to review his cost proposal for both material and labor. Their total cost was 36% less than the government estimate. Not only did we review their cost but requested that he summarize the scope of work for there is more to just renovating the units which he fully understood and did cost those efforts accordingly. In part of our discussion, he reminded us that his average cost to renovate our Public Housing units rounds about \$21k for a 3-bedroom unit. His propose materials are in accordance with the bid specification and his labor hours are in accordance with the latest Bavis-Bacon Wage rate. There are two others, bidders # 4 & #5 that bid within Gensis Tech's bid amount.

What makes this up-grade different from other bids is that the magnitude of work requires that the unit be vacant, our plan is to up-grade the manager's unit first upon completion we will move tenants one at time into this unit and upon completion of that unit we will relocated them back into their original unit and proceed with the next tenant from the list of units identified for this up-grade. This approach will save the agency the cost for temporary relocation of tenants. Part of

the contractors cost is to provide the effort to move the tenants' personal belongings to and from between moves for all 5 tenants.

Based on the meeting held with Gensis Tech our staff have determined that they are the lowest responsive responsible bidder for Base Bid item #1. They have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification). Gensis Tech does have a long-standing history with GHURA. They completed over 20 modernizations of units at the various AMP sites.

Based on our staff's review and determination, we are requesting that the Board approve a contract with Gensis Tech for base bid item #1 in the amount of \$84,300.00 for the upgrade of kitchen and bathroom for 6-units at Guma Trankilidat in Tumon. The award is contingent on the final release of funds from US Rural Development which are staff has requested.

Attachment: Bid Tabulation
Clearance
Gov cost estimate
Contractor's confirmation

At the Regular Board Meeting of November 29, 2017, a motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve a contract with Genesis Tech for base bid item #1 in the amount of \$84,300.00 for the Up-grade of kitchen and bathroom for 6-units at Guma Trankilidat in Tumon. The award is contingent on the final release of funds from US Rural Development. Without any further discussion and objection, the Motion was approved.

Michael Ducas Executive Director

[illegible]

ATTESTED BY: W. L. Date: 11/13/17

_____ Date: _____

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

To: File
 From: Architect & Engineering Manager
 Subject: Up-grade of Kitchen and Bathroom 6 Units at Guma Trankilidat in Tumon

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	Archana Pacific Contractors Arturo C. Navarro	Asia-Pacific International Inc Henry Y. Sun	Canton Construction Corp Ronald Su	East Asia Construction Kwok Chung Yu	Genesis-Tech Corporation Young Kim	LAN Corporation Ian J. Chang
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Department of Labor:

ALPCD	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
Fair Employment Practice	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
Wage & Hour	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
Workers Compensation	Expires 06/29/18	Expires 10/03/18	Expires 05/14/18	Not in system	Expires 06/30/18	Expires 10/31/18

Guam Contractors License Board

Contractor to obtain clearance from Guam Contractors License Board	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
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U.S. Department of Labor

Revenue & Tax EIN/SSN	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17
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OSHA

Contractor to report to Revenue and Tax Office	Cleared: 10/19/17	Cleared: 10/12/17	Cleared: 10/12/17	Cleared: 10/12/17	Cleared: 10/12/17	4 Processed
				Update 10/27/16 w/pdg violation		Updated 02/25/16 w/pdg violation

SAM Debarred List

	Cleared: 10/24/17	Cleared: 10/16/17	Cleared: 10/17/17	Cleared: 10/27/17	Cleared: 10/16/17	Cleared: 10/16/17
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GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

Company Name	ITI-Elengric Signco Enrique Cruz	JJ Global Services Luis Bustamante	Liang Construction Qiao Liang Huang		

Department of Labor:

ALPCD
Fair Employment Practice
Wage & Hour
Workers Compensation

Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17		
Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17		
Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17	Cleared: 11/07/17		
No Workers Ins	Expires 05/20/18	Expires 05/20/18	Expired: 10/30/17		

Guam Contractors
License Board

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

Cleared: 11/07/17	Case Pending	Cleared: 11/07/17			
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Revenue & Tax
ENRSSH

Contractor to report to Revenue and Tax Office					
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OSHA

Cleared: 10/12/17	Cleared: 10/12/17	Cleared: 10/23/17			
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SAM Debarred List

Cleared: 10/16/17	Cleared: 10/16/17	Cleared: 10/26/17			
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Checklist Element	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	12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Genesis-Tech Corporation

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

November 14, 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
Up-grade of Kitchen and bathroom on 6-units at Guma Trankilidat in Tumon
GHURA- 10-12-2017-Tran


Dear Sir,

Based on our discussion held on Nov 13, 2017 in reference your concern to my bid submittal for the Up-grade of Kitchen and bathroom on 6-units at Guma Trankilidat in Tumon, base bid that my bid amount of \$84,300.00 is consistent with the scope of work as detailed in the bid specification IFB # GHURA- 10-12-2017-Tran.

Base on my concern of not losing any more of my current staff to other contractors I submitted a bid amount to try and secure a project to maintain my limited current skill workers without trying to may any profit. My current staff I have is adequate to support the propose project and for that reason I submitted a bid for base bid.

Thank you for your understanding 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

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: Intent of Award, Top coating of roofs and exterior painting of GHURA's elderly units in Agat, Dededo, Merizo and Talofofo

Bid opening for the subject project was held on November. 7, 2017 at 2:00PM. A total of 13 contractors purchased bid specification, only 9 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1	Deductive Bid #1
1. P & E Construction Co.	\$321,275.35	\$104,385.07
2. American Suppliers	\$386,631.00	\$216,863.00
3. Canton Construction Corp.	\$339,950.00	\$118,000.00
4. GenesisTech Corp.	\$505,000.00	\$125,000.00
5. Bascon Corp.	\$416,993.24	\$141,861.24
6. Alcast Paint	\$98,882.00	\$50,000.00
7. IAN Corp.	\$314,225.36	\$71,548.92
8. Murphy EnterpriSe	\$277,700.00	none submitted (non-responsive)
9. Asia Pacific Int.	\$263,436.00	\$92,916.00

Government Estimate: \$317,572.00

Based on our staff's review of the bid results they have determine that bidder #8 is non-responsive and requested to meet with bidder # 6 who submitted the lowest bid to determine if they were responsive and bidder #9 who is the next lowest bidder.

On Nov. 15, 2017 we met with Mr. Castro owner of Alcast Paint to review his bid breakdown for both material and labor. At the meeting is was clear that he truly under estimate the cost for both material and labor especially with the required certification for application of roof coating stating specifically that the applicator must be certified. Base on our meeting with Mr. Castro we did informed him that his bid is non-responsive for the subject project. Attach is Alcast Paint's Verification of License from the Contractor License Board.

On Nov. 16, 2017 we met with Mr. Henry Sun president of Asia Pacific Intl who submitted the next lowest bid, in the review of his cost proposal for both material and labor, the total cost was at \$54k 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 Davis-Bacon Wage rate. The company in addition has the required certification for both C33, C55 and C68 as indicated in the

Verification of License from the Contractor License Board. Attach is Asia Pacific Intl letter of price confirmation.

Based on the meeting held with Asia Pacific Intl our staff have determined that they are the lowest responsive responsible bidder for Base Bid item #1. They have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification). Asia Pacific construction has a long-standing history with GHURA. They had recoated the roofs for all of our GHURA 250 units in 2009 and to this date we have had no reports of roof leaks, they also completed over 30 units placed under modernization at the various AMP sites.

Based on our staff's review and determination, we are requesting that the Board approve a contract with Asia Pacific Intl for base bid item no 1 in the amount of \$263,436.00 for the coating of roofs and exterior painting of GHURA's elderly units in Agat, Dededo, Merizo and Talofofo. For the board info deductive bid #1 is for the exterior painting of all 82 units, based on our funding, the contractor will be awarded the base bid amount without the deductives.

Attachment: Bid Tabulation
Clearance
Gov't cost estimate
Contractor's confirmation
Verification of License from the Contractor License Board

At the Regular Board Meeting of November 29, 2017, a motion was made by Resident Commissioner Leon Guerrero and seconded by Commissioner Pereda to approve a contract with Asia Pacific International for base bid item #1 in the amount of \$263,436.00 for the coating of roofs and exterior painting for all 82 GHURA's elderly units in Agat, Dededo, Merizo and Talofofo. Without any further discussion and objection, the Motion was approved.

Top coating of Roofs and exterior painting of GHURA's elderly units in Agat, Dedado, Merizo and Talofofo
GHURA - 10-10-2017-AMP
Proposed due Date: 11/07/17
Proposal Due 2pm

non-expensive

_____ Date: _____
 _____ Date: 11/7/17

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

To: File
 From: Architect & Engineering Manager
 Subject: Top-Coating of Roofs and Exterior Painting of GHURA Elderly Units in Agat, Dededo, Merizo and Tafelofa

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	Alcant Paint Co. Alex Castro	The Americana Group William Flores	Asia-Pacific Int'l Inc Henry Sun	Bascon Corporation Eduardo Suarez	Canton Construction Corp Ronald Su	Genesis-Tech Corporation Young Kim
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Department of Labor:

ALPCD
 Fair Employment Practice
 Wage & Hour
 Workers Compensation

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17
Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Expires 6/21/18	Expires 2/23/18	Expires 10/3/18	Expires 8/5/18	Expires 5/14/18	Expires 5/14/18	Expires 6/30/18

Guam Contractors
 License Board

Contractor to obtain clearance from Guam Contractors License Board

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
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U.S. Department
 of Labor

Revenue & Tax
 EIN/SSN

Contractor to report to Revenue and Tax Office

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
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OSHA

3 Processed
 Update: 06/07/16 w/ 2 violations

2 Processed
 Update: 02/12/13 w/ 2 violations

4 Processed
 Update: 06/02/15 w/ 1 violation

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
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SAM Debarred List

Cleared 10/16/17	Cleared 10/18/17	Cleared 10/16/17	Cleared 10/18/17	Cleared 10/17/17	Cleared 10/16/17	Cleared 10/16/17
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GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMAYAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

Company Name

LAN Corporation	JJ Global Services	Liang Construction	Mega United Corporation	Murphy Enterprises, Inc	Orion Construction Corp
<i>Jun J. Chong</i>	<i>Luis Bustamante</i>	<i>Qiao Liang Huang</i>	<i>Zunxin Zhang</i>	<i>Matthew/Luke Murphy</i>	<i>Prudeucia Miguel Jr</i>

Department of Labor:

ALPCD

**Fair Employment Practice
Wage & Hour**

Workers Compensation

Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17	Cleared 10/30/17
Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
Expires 10/31/18	Expires 5/20/18	Pending Renewal w/Great National	Expires 6/15/18	Expires 1/3/18	Expires 12/31/17

**Guam Contractors
License Board**

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

Cleared 10/27/17	Under investigation/case pending closure	Cleared 10/27/17	Cleared 10/27/17	Cleared 10/27/17
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**Revenue & Tax
EINSSN**

Contractor to report to Revenue and Tax Office				
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OSHA

4 Processed Update: 04/22/16 w/ jobs violation	Cleared 10/12/17	Cleared 10/18/17	1 Processed Update: 02/16/15 w/pdgs violation	Cleared 10/17/17	3 Processed Update: 08/28/17 w/pdgs violation
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SAM Debarred List

Cleared 10/16/17	Cleared 10/16/17	Cleared 10/18/17	Cleared 10/17/17	Cleared 10/20/17	Cleared 10/17/17
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Company Name	P & E Construction, Inc. Ernestina Lafalo					
Department of Labor:						
ALPCD	Cleared 10/27/17					
Fair Employment Practice	Cleared 10/30/17					
Wage & Hour	Cleared 10/27/17					
Workers Compensation	Expires 8/8/18					
Guam Contractors License Board						
Contractor to obtain clearance from Guam Contractors License Board						
U.S. Department of Labor						
Cleared 10/27/17						
Revenue & Tax ENWSSN						
Contractor to report to Revenue and Tax Office						
OSHA						
Cleared 10/12/17						
SAM Debarred List						
Cleared 10/16/17						

COST ESTIMATE

ACTIVITY AND LOCATION: Roof Top coating and exterior painting at GHURA 82

CONSTRUCTION CONTRACT NO. SHEET 1 OF 1

PROJECT TITLE: Roof coating, water blasting, sealing of clear story and exterior painting

IDENTIFICATION NO.

ESTIMATED BY Albert H. Santos, FME M DATE PREPARED 10/2/2017

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Dededo				
Exterior painting	37745	sf	1.50	56617.5
Top roof coating	30,100	sf	2.50	75250
Total Dededo AMP 4				131867.5

Agat				
Exterior painting	39270	sf	1.50	58905
Top roof coating	27100	sf	2.50	67750
Merizo				
Exterior painting	13593	sf	1.50	20389.5
Top roof coating	9260	sf	2.50	23150
Total Amp3				147044.5
Talofofo				
Exterior painting	12440	sf	1.50	18660
Top roof coating	8000	sf	2.50	20000
Total AMP2				38660

Total for all 3 amps

317572

ASIA-PACIFIC INTERNATIONAL, INC

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

November 16, 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 Top Coating of Roofs and Exterior Painting of
GHURA'S Elderly Units in Agat, Dededo, Merizo and Talofoto
IFB NO. GHURA-10-10-2017-AMP

Dear Sirs:


As per your requirements for the above subject project, we would like to submit to your office our Bid Confirmation as follows:

The Bid Price of \$263,436.00 we submitted to GHURA for the above subject project on November 07, 2017 is 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 in the Bid Documents.

In the meantime, we would like to mention that our bid price is much on the lower side because we would like to bid and undertake this project in order to keep our workers busy and maintain our existing labor forces for our future projects. Even though our bid price is lower, we would still like to assure you that our company is confident and capable of performing and completing this project as per the Bid Documents and Project Contract to be executed with GHURA.

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
PRESIDENT
API-ghura- 82-bidconfirm-171116

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]


Mae Anie, Administrative Aide

06-Nov-17
Date

OFFICIAL RECEIPT NUMBER: _____



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

TO Board of Commissioners

FROM Executive Director 

DATE February 03, 2017

SUBJECT Construction of the Sinajana Central Police Precinct
Project issues

This is to advise the board of the present issue occurring at the construction site due to the discovery of both trash and soft slit at 19 of the 33 probing done over the building layout area. Based on these findings our team met with the design team; Mr Cedric Cruz from TRMA, Mr. Tom Camacho, Structural Engineer and Mr. Ukrit, Soil Engineer to determine the impact of these unsuitable materials or soft/loose soils that can cause settlement.

Based on our meeting we came up with 3 options to consider for dealing with the central precinct site's soil issues:

1. 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. The cavity at Probe 19 may still require additional work.
2. 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.
3. Shift 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. An additional A/E fee is also necessary for this.

Based on the above options we requested the contractor to submit their cost proposal to address options 1 & 3. Attach are the contractor proposal in respond to our request. Our staff is presently reviewing the cost submitted with TRMA, our concern with the submitted cost is that these changes are way over the normal range of the General Requirement costs.



We are now discussing another option with Ukrit on a mat foundation to include excavating/backfilling and without micro piles which is a simpler construction and quicker to construct, which will reduce the costs for formwork, trenching, additional probing. It is our plan to have the team come up with the best option with a final cost that will be presented to the board within a month.

Attachment; Rex Intl Cost proposal
Marians Drilling , Summary of probe hole
Option 1, 2 & 3



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
Sinaiana, Guam
Change Order 003 - Item 1. Flipping/Re-orienting Main Structure
COST BREAKDOWN

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		EQUIPT COST		TOTALS
	NUMBER	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL	
A. GENERAL REQUIREMENTS									
1. Building Permit & Plan Review Fees	1	LS	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
2. Survey Work / Staking	1	LS	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 2,500.00	\$ 2,500.00	\$ 8,500.00
3. Reconfigure New Layout	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 400.00	\$ 400.00	\$ 6,400.00
4. Project Management	6	MOS		\$ -	\$ 8,500.00	\$ 51,000.00		\$ -	\$ 51,000.00
5. Misc. Expenses	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 3,000.00	\$ 3,000.00		\$ -	\$ 10,000.00
B. SITE UTILITIES									
1. Water line	1	LS	\$ 750.00	\$ 750.00	\$ 7,500.00	\$ 7,500.00	\$ 800.00	\$ 800.00	\$ 9,050.00
2. Sewer line	1	LS	\$ 900.00	\$ 900.00	\$ 7,500.00	\$ 7,500.00	\$ 800.00	\$ 800.00	\$ 9,200.00
3. Electrical	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 14,220.00	\$ 14,220.00	\$ 500.00	\$ 500.00	\$ 17,220.00
C. CIVIL WORKS									
1. Install Subgrade Material/Grade/Compact	1	LS		\$ -		\$ -	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
2. Compaction Test	1	LS		\$ -	\$ 800.00	\$ 800.00	\$ 1,500.00	\$ 1,500.00	\$ 2,300.00
3. Temporary Utilities	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00		\$ -	\$ 2,500.00
						\$ -	\$ -	\$ -	\$ -
Sub-Total				\$ 14,650.00		\$ 105,020.00		\$ 10,500.00	\$ 130,170.00
GRAND TOTAL				\$ 14,650.00		\$ 105,020.00		\$ 10,500.00	\$ 202,040.11

Overhead & Profit @ 25% \$ 32,542.50
Sub-total \$ 162,712.50
GRT @ 4.17% \$ 6,785.11

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

Change Order 003 - Item 2. Additional Soil Probing of 10 Holes

COST BREAKDOWN

ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST		EQUIPT COST		TOTALS
		NUMBER	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL	
1. MOBILIZATION		1	LS	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,500.00
2. DRILLING, LOGGING & GROUTING 10 HOLES X 18"		10	HOLES	\$ -	\$ -		\$ -	\$ 324.00	\$ 3,240.00	\$ 3,240.00
3. ENGINEERING REPORT & DRAFTING		1	LS	\$ -	\$ -	\$ 4,500.00	\$ 4,500.00		\$ -	\$ 4,500.00
4. ADDITIONAL GROUT		85	CU FT	\$ 3.50	\$ 297.50	\$ 5.00	\$ 425.00	\$ -	\$ -	\$ 722.50
5. DEMOBILIZATION		1	lot	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ 900.00	\$ 900.00
							\$ -	\$ -	\$ -	\$ -
Sub-Total				\$ 297.50	\$ 297.50		\$ 6,925.00		\$ 5,640.00	\$ 12,862.50
								Overhead & Profit @ 25%		\$ 3,215.63
								Sub-total		\$ 16,078.13
								GRT @ 4.17%		\$ 670.46
GRAND TOTAL				\$ 297.50	\$ 297.50		\$ 6,925.00		\$ 5,640.00	\$ 16,748.58

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

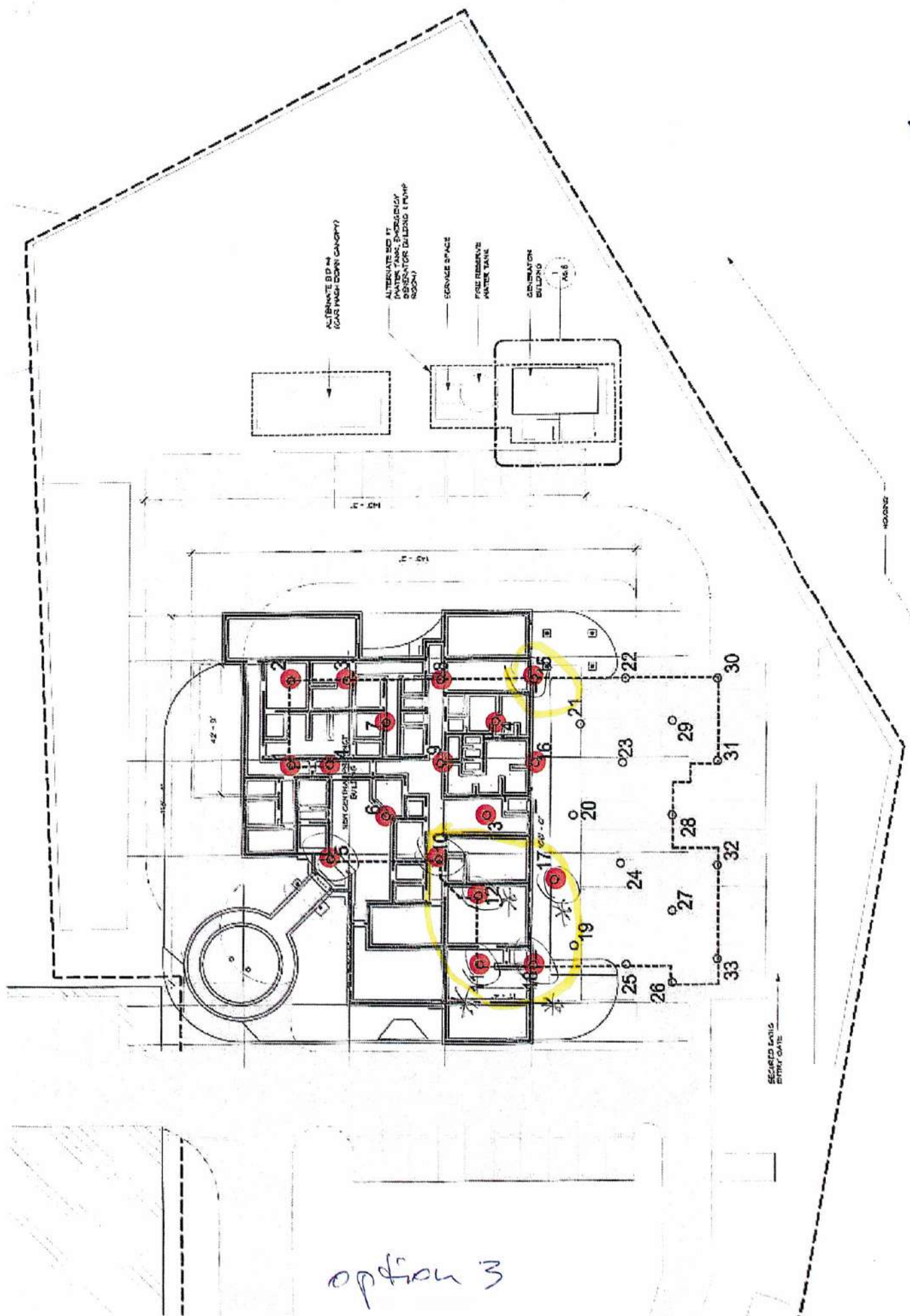
Change Order 003 - Item 3. Remove Unsuitable Soil Over Half of Building Footprint & Replace with compacted Basecourse

COST BREAKDOWN

ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		EQUIPT COST		TOTALS
	NUMBER	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	UNIT \$	TOTAL	
1. Mobilization	1	LS	\$ -	\$ -	\$ 600.00	\$ 600.00	\$ 900.00	\$ 900.00	\$ 1,500.00
1. Cut & remove unsuitable soil	2500	CY	\$ -	\$ -	\$ 1.00	\$ 2,500.00	\$ 3.50	\$ 8,750.00	\$ 11,250.00
2. Haul/Dispose Unsuitable soil	2500	CY	\$ -	\$ -	\$ 1.00	\$ 2,500.00	\$ 3.50	\$ 8,750.00	\$ 11,250.00
3. LAY/ SPREAD SUBBASE MATERIAL. 8" - 12" lifts	3000	CY	\$ 26.55	\$ 79,650.00	\$ 0.86	\$ 2,580.00	\$ 1.20	\$ 3,600.00	\$ 85,830.00
4. COMPACT SUBBASE 8"-12" lifts	3000	CY	\$ -	\$ -	\$ 0.50	\$ 1,500.00	\$ 2.00	\$ 6,000.00	\$ 7,500.00
5. COMPACTION TEST	8	lot	\$ -	\$ -	\$ 150.00	\$ 1,200.00	\$ 95.00	\$ 760.00	\$ 1,960.00
6. De-Mobilization	1	LS	\$ -	\$ -	\$ 600.00	\$ 600.00	\$ 900.00	\$ 900.00	\$ 1,500.00
Sub-Total			\$ 79,650.00	\$ 79,650.00	\$ 11,480.00	\$ 11,480.00	\$ 29,660.00	\$ 29,660.00	\$ 120,790.00
							Overhead & Profit @ 25%		\$ 30,197.50
							Sub-total		\$ 150,987.50
							GRT @ 4.17%		\$ 6,296.18
GRAND TOTAL									\$ 157,283.68

9/8/17





CITE DI AN