



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., October 11, 2018  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. APPROVAL OF PREVIOUS BOARD MINUTES – September 27, 2018**

**III. CORRESPONDENCE AND REPORTS**

**Page(s)**

**IV. OLD BUSINESS**

1. Board Action Item No. 037/18  
Update on the Construction of the Sinajana Central Precinct  
(Ref. Minute Nos: 099/17, 311/17, 330/17, & 006/18)

**V. NEW BUSINESS**

1. Contract Amendment ..... 1 - 3  
Water Blasting and Exterior Painting of Units at AMP2  
(Ref. Minute No .328 & 329/17)

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. 2018-2109 QAP Consideration – Letter dated October 1, 2018 ... 4 - 5
  - Board Action Item No. 205 & 206/18
2. Governor's visit – October 18<sup>th</sup>
  - 11:30a.m. – 1:30p.m. at the Sinajana Basketball court
3. Next proposed scheduled Board Meeting - October 25<sup>th</sup>

**VII. ADJOURNMENT**

**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 p.m., October 11, 2018**

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

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After notice was duly and timely given pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regular scheduled meeting of **Thursday, October 11, 2018** at 12:00 p.m. at the GHURA Sinajana Main Office, 1<sup>st</sup> Floor Conference Room was conducted.

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

**COMMISSIONERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

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, A&E Manager  
Katherine Taitano, Chief Planner

**PUBLIC:**

Mr. Ho Eun (Core Tech)  
Mr. Edward Kim (Rex International)  
Mr. Moses Choi (Rex International)

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.



210/18		<i>Chairman Santos made some changes to the Agenda by moving one item under General Discussions / Announcements to Correspondence and Reports and adding one item to General Discussions / Announcements</i>	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>Approval of Previous Board Meeting</b>	<b>Action By:</b>
211/18		Chairman Santos called for a motion to be made on the approval of the Minutes for the previous Board Meeting on September 27, 2018.	
212/18		After review and further discussion by the Board Members, a motion was made by Commissioner Dominguez and seconded by Vice Chairman Borja to approve the Board Minutes of September 27, 2018 as corrected.	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>Correspondence and Reports</b>	<b>Action By:</b>
213/18		<p>2018-2019 QAP Consideration – Letter dated October 1, 2018 (Board Action Item No. 205 &amp; 206/18)</p> <p>Mr. Ho Eun thanked the Board for the opportunity to address the Board on the following additional reasons along with his request for consideration:</p> <ul style="list-style-type: none"> <li>• Approximately 10 years ago when they were awarded the 1<sup>st</sup> tax credit, there's still the additional 15 years of commitment of 300+ units subject to the LIHTC requirements.</li> <li>• HUD adopted housing standards which landlords are more scrutinized with additional</li> </ul>	

<b>Minute No.</b>	<b>Ref. No.</b>	<b>Correspondence and Reports</b>	<b>Action By:</b>
213/18 continuation		<ul style="list-style-type: none"> <li>requirements causing some to opt out of the program and only renting to the regular market, which will reduce the inventory.</li> <li>Worst labor shortage – difficulty in securing skilled workers except only for military projects who can hire H2 workers.</li> </ul> <p>Chairman Santos stated the Board will address his request at the next meeting scheduled for October 25, 2018.</p>	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>Action Items from Prior Meetings</b>	<b>Action By:</b>
	037/18	<p><b>Update on the Construction for the Sinajana Central Precinct</b></p> <p>Mr. Albert Santos introduced Mr. Edward Kim and Mr. Moses Choi who are here representing Rex International. Mr. Santos stated that in response to the Chairman's question last Board Meeting, the status of this project is at 65 percent completion.</p> <p>Mr. Kim thanked the Board for allowing him to be there today and stated that they recently hired a project engineer and 4 new skilled workers. Within the last month, they sub-contracted another contractor to assist in getting the masonry work completed. The walls have gone up quite quickly in the past month. However, the problem is the lack of skilled workers we have on island are</p>	Albert Santos



Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18 continuation	<p>being paid the going rate at \$25.00 per hour. The pouring of the roof will be started at the end of month which will complete the structure. The electrical work is ongoing with wires currently being placed. The generator is in place, the fire pumps and the a/c units are on island along with all the long-lead items. Once the structure and the roof is completed, the finishing and work on the outside will then be addressed.</p> <p>Mr. Kim stated that he is here today to ask for reconsideration to the request for time extension. He acknowledges that there are items that can be negotiated. He mentioned that at the beginning of the project, the procedure of removing the trash from underneath the soil took longer than expected because it covered most of the footprint of the building. It was also at that time that they lost a lot of their workers due to the standstill. It took them some time to re-mobilize after. They were always working but they lacked the skilled laborers, most of their workers were learning as they go.</p> <p><i>Vice Chairman Borja stated that Mr. Albert Santos had to update the Board on the project every meeting and that most of what was being reported were delays due to not having the right man power on their side to make sure the procedure was done correctly in the first place. It's great that they have hired</i></p>	

Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18 continuation	<p><i>a project engineer now. However, how do we know if it'll be beneficial to the Board and Agency if we approve the request for extension.</i></p> <p>Mr. Kim stated that they are committed to completing the project because they started and would like to honor the contract. They have done many projects and there are always issues on-site, some of them they can't control. Inspections are being done and when asked to re-do it, they complied which is the only way to move forward. Mr. Kim stated that the best way to get it done is if they continue on the path rather than stopping and getting someone else on board.</p> <p><i>Commissioner Dominguez requested to speak to Mr. Albert Santos and obtain his point of view on this matter stating he has done this for a long time and he is the one there throughout the whole project.</i></p> <p><i>Resident Commissioner Leon Guerrero stated that it seems like man power is the main issue here and what does Mr. Kim have to offer if granted the extension.</i></p> <p>Mr. Kim stated that more skilled workers are applying which makes a huge difference and addresses the biggest issue of labor.</p> <p><i>Chairman Santos requested for the estimated project completion time.</i></p> <p>Mr. Kim responded that he is shooting for substantial completion to be at the end of the year and obtaining the</p>	



<b>Minute No.</b>	<b>Ref. No.</b>	<b>Action Items from Prior Meetings</b>	<b>Action By:</b>
		<p>occupancy permit in January.</p> <p>Chairman Santos along with the rest of the Board thanked Mr. Kim for his presence and that they will take all he had said under advice and will get back to him as soon as a decision is made.</p> <p>Mr. Albert Santos stated that they have been working on the weekends to try and make up the time. They are doing things in parallel to other things, that is how they are able to get this project completed in December.</p>	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
214/18		<p><b>Contract Amendment, Water Blasting and Exterior Painting of Units at AMP2 (Ref. Minute No. 328 &amp; 329/17)</b></p> <p>Mr. Albert Santos stated this was a contract that was awarded to paint all of AMP2 with the exception of the Talofoto Units. The reason why it wasn't included in the first place was that it was painted it 8 years ago and according to CAP Fund rules, it states the paint should last for 20 years. We were hoping that just by water blasting that it would clear up the dirt that is there. The water blasting was done several months ago. The AMP2 Property Site Manager, Ms. Gina Cura expressed her dismay with the results and requested to paint it which is why we are bringing it to the Board today.</p> <p>The contractor's schedule of values shows \$.35 per square foot and on his</p>	Albert Santos

<b>Minute No.</b>	<b>Ref. No.</b>	<b>NEW BUSINESS</b>	<b>Action By:</b>
215/18		<p>new proposal is at \$.45 per square foot which is justifiable due to having to go back and water blast again. The total price is at \$42,913.00. The AMP does have the funding for it using their reserves. The Talofoto units are a bit difficult in structure and the contractor is aware of it.</p> <p>A motion was made by Vice Chairman Borja and seconded by Commissioner Dominguez to approve the Contract Amendment for Water Blasting and Exterior Painting of units at AMP2 to include the 28 units in Talofoto for the amount of \$42,913.00 to Asia Pacific International's current contract. Without any further discussion and objection, the Motion was approved.</p>	
<b>Minute No.</b>	<b>Ref. No.</b>	<b>General Discussion / Announcements</b>	<b>Action By</b>
216/18		<p><b>Governor's Visit:</b> October 18<sup>th</sup> from 11:30 a.m. - 1:30 p.m.</p> <p>Director Duenas stated that the visit is still scheduled and will take place indoors in the Learning Resource Room, the room next to the Mayor's office rather than outside at the Basketball Court.</p>	
217/18		<p><b>Board Resignation of Board Chairman, George A. Santos</b></p> <p>Chairman Santos announced his board resignation effective October 15, 2018 due to personal reasons.</p>	

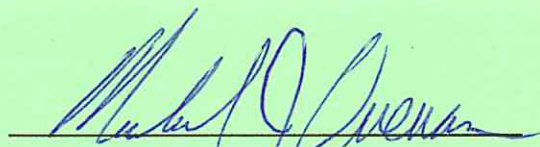


<b>Minute No.</b>	<b>Ref. No.</b>	<b>General Discussion / Announcements</b>	<b>Action By</b>
		Mr. Albert Santos and Vice Chairman Borja thanked the Chairman for all the work he has done and his presence on behalf of the Board and the staff at GHURA.	
218/18		<b>Next Proposed Scheduled Meeting:</b> October 25 <sup>th</sup>	

## 219/18      ADJOURNMENT

There being no further business before the Board, a motion was made by **Commissioner Dominguez** and Seconded by **Vice Chairman Borja** which was unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **12:41 p.m.**

(SEAL)



**MICHAEL J. DUENAS**  
Board 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 

**SUBJECT** Water Blasting and Exterior painting of Units at AMP2  
Contract Amendment

The PSM manager at AMP 2 is requesting that we amend our existing contract for the water blasting and exterior painting of units at her site to include the painting of units in Talofoto 28, which was not included in the original scope. Her request is based on the present exterior walls condition with paint chipping and the existing color deterioration with the completed water blasting done several months ago.

Based on her request, we requested Asia Pacific International who is on contract to submit a cost proposal for the complete exterior painting of the 28 units in Talofoto.

Attached is the cost proposal submitted by Asia Pacific International in the amount of \$42,913.00 which our staff had reviewed in comparison with their contracted schedule of values for painting on their ongoing project at AMP2.

Based on their present contract schedule of value of \$.35 per sf, Asia Pacific Intl proposed cost for the added painting is at \$.45 per sf which is an increase of \$.10 per sf is due to the added water blasting required and scraping.

Based on our staff review, we are requesting that the Board approves Asia Pacific Internationals' contract modification in the amount of \$42,913.00 for the addition of exterior painting of GHURA 28 in Talofoto.

Attachment; Asia Pacific International Cost proposal  
AMP2 request for painting

**At the Regular Board Meeting of October 11, 2018, a motion was made by Vice Chairman Borja and Seconded by Commissioner Dominguez to approve the Contract Amendment for Water Blasting and Exterior Painting of units at AMP2 to include the 28 units in Talofoto for the amount of \$42,913.00 to Asia Pacific International's current contract. Without any further discussion and objection, the Motion was approved.**





# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



**Eddie Baza Calvo**  
Governor of Guam

**Ray Tenorio**  
Lt. Governor of Guam

**George A. Santos**  
Chairman

**Thomas E. B. Borja**  
Vice Chairman

**Carl V. Dominguez**  
Commissioner

**George F. Pereda**  
Commissioner

**Eliza U. Paulino**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Michael J. Duenas**  
Executive Director

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

September 25, 2018

TO: A&E Manager

VIA: Executive Director  
Deputy Director

FROM: Property Site Manager, AMP 2 

SUBJECT: Exterior Painting - GHURA 28 Talofoto

Submitted for your review and approval is my request for Exterior Painting of all 28 Public Housing units at GHURA 28 in Talofoto.

As you are aware, the units in Talofoto were not initially included in the 'Water Blasting and Exterior Painting' project for the AMP 2 developments. It was identified early in preparing the specifications for the Water Blasting and Exterior Painting project that the Talofoto units fell within the lifespan of its last Exterior Painting and did not meet the requirements to be painted earlier.

It was our hope that water blasting the units would improve the overall appearance of the exterior and extend the life of the existing paint until such time the units would meet the criteria to be painted again. However, once the water blasting of the units was completed, it revealed the units were in dire need of new exterior painting.

Thank you for your attention on this matter. Please inform me as soon as possible on your decision with this request.

# ASIA-PACIFIC INTERNATIONAL, INC

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

October 01, 2018

To: Mr. Michael J. Duenas, Executive Director  
Guam Housing and Urban Renewal Authority  
117 Bein Venida Ave., Sinajana, Guam 96926

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

**Subject: Water Blasting of Roofs, Walls and Exterior Painting of Units  
at Various GHURA AMP Sites.  
IFB No. GHURA-10-25-2017-AMP's**

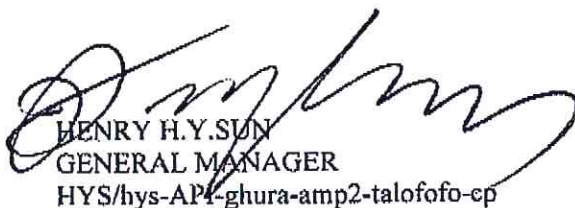
Dear Sirs:

As per your project requirements and specifications for the above subject project, we conducted our site inspections and would like to submit to your office our cost proposal and estimate for the additional exterior painting works for GHURA 28 subdivision units, Talofoto (AMP 2) as follows:

1. **Name and Location of the Project:** GHURA 28 Subdivision Units (AMP2), Talofoto, Guam.
2. **Scope of Works and Cost Estimate:** Asia-Pacific International Inc., will perform and complete the additional exterior painting works of all the 28 housing units for the sum of \$ 42,913.00 including all painting materials, labor, equipment/tools and other miscellaneous costs for the proposed areas of exterior walls, overhangs, laundry room walls/ceilings and roof skylight walls/ceilings, etc.
3. **Construction Time:** Within 60 days after approval and notice to proceed to be issued by GHURA.

If you need further information or have any questions concerning the above cost proposal and estimate, please let us know.

Sincerely yours,



HENRY H.Y. SUN  
GENERAL MANAGER  
HYS/hys-AP4-ghura-amp2-talofoto-cp



# SUMMER TOWN ESTATES IV

Summer Town Estates IV, LLC 388 S. Marine Corps. Drive, STE 400, Tamuning, GU 96913 (671) 473-5000 main@coretechintl.com

October 1, 2018

Mr. George A. Santos  
Chairman, Board of Commissioners  
Guam Housing and Urban Renewal Authority  
17 Bien Venida Avenue  
Sinajana, GU 96910

Subject: 2018 - 2019 QAP Consideration

Dear Mr. Santos,

We received the letter from GHURA last Friday regarding the 2018 Tax Credits award and it was the sincere hope of GHURA for us to continuously pursue development of affordable housing for the benefit of Guam's low-income families.

With your kind encouragement, we would like to sincerely request for consideration on the forward commitment of 2019 tax credits based on the following circumstances:

- We have just experienced the typhoon Mangkhut that left many families in public shelter. While Trump administration changed the tax rate, it does affect tax credits market gloomily and left us in uncertainty. Also, interest rate in the US is rising constantly and it will hinder families from getting mortgage loans. These will continuously result in reduced tax credits proceeds and a lesser number of affordable housing units in the future.
- There is a rising need for affordable housing since the military housing demands are so strong due to its high rental rate. The H2 visa workers are also coming back to Guam while there is not enough barracks on Guam. On top of that, some existing housing units are also being converted either for Air B&B market for tourists and for military personnel. All of the above-mentioned situation will continuously deplete the available housing inventory and it will affect especially the low-income families when their hands are tied financially.
- There is a long history and record that Lada estate where Summer Town IV is located has consistently maintained a high demand in occupancy. There is a high number of applicants on the waiting list, which is an indication that there is a need for more housing units in this area.
- Core Tech is a proven developer that has been recognized nationally and was given an award in 2016 Affordable Housing Finance Magazine. HUD, GHURA and Governor have commended that we have set a higher standard in affordable housing on Guam.
- Forward commitment in tax credits has been a common practice in other states in order to mitigate the risks. For the past 8 years, GHURA Board of Commissioners has approved forward commitments in tax credits to developers including the most recent awards in 2016. That decision has been very

GUAM HOUSING & URBAN  
RENEWAL AUTHORITY  
2018 OCT -1 PM 4: 24

prudent for GHURA to hedge the risk considering the above circumstances. Not only that, with the board's decision, a developer can start the construction immediately to expedite the delivery of additional housing units for the low-income families in need and it will benefit every aspect of the community including GHURA, families and economy of Guam.

- The Government has launched an on-going initiative to build 3,000 homes and our request of reconsideration is in line with the program to serve many families that are severely affected by the housing shortage.

We appreciate your kind consideration for our request on the forward commitment of the 2019 tax credit.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ho S. Eun', with a long horizontal stroke extending to the right.

Ho S. Eun  
Manager

cc: Mr. Thomas E.B. Borja, Vice Chairman  
Mr. Carl V. Dominguez, Commissioner  
Mr. George F. Pereda, Commissioner  
Ms. Eliza U. Paulino, Commissioner  
Mr. Joseph M. Leon Guerrero, Resident Commissioner