

**NOTICE OF REGULAR BOARD MEETING OF
THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

The Guam Housing and Urban Renewal Authority (“GHURA”) will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, August 14, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.

If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, August 12, 2020 for more information.

For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., August 14, 2020
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

- 1st Printing – Friday, August 7, 2020
- 2nd Printing – Wednesday, August 12, 2020

III. APPROVAL OF PREVIOUS BOARD MINUTES – July 10, 2020

IV. CORRESPONDENCE AND REPORTS

- 1. FY2019 Audit Report
- 2. A/E Manager's Update

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V. NEW BUSINESS

- 1. Intent of Award **1 - 6**
Renovation of (11) Eleven Public Housing Units;
IFB#GHURA-06-16-2020-AMPs 1, 2, 3 & 4

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

- 1. Next proposed scheduled Board Meeting: Friday, September 11th @ 12:00 p.m.

VII. ADJOURNMENT

GDOE looking at distribution of nonperishable food to students

By John O'Connor
john@postguam.com

The Guam Department of Education is currently working with meals vendor Sodexo to determine whether nonperishable food items can be distributed to students who are not at school, either due to their alternating schedules or because they opted for home learning.

"If that's feasible, that will give us another way to continue the food support for our students over the course of the coming school year," GDOE Superintendent Jon Fernandez said.

While physical attendance is an option during the 2020-2021 school year, GDOE provided three learning models to choose from: two are for home learning, and the other is physical attendance with an alternating schedule to limit the number of students present at once on campus.

Most students and parents chose home learning, leaving GDOE to consider factors such as ensuring adequate instruction at home and, as the superintendent indicated, ensuring students are fed when they are not physically at school.

GDOE has operated other meal programs during the pandemic, such

as the Grab-N-Go program, which is open to all children regardless of whether they are public school students.

However, if GDOE and Sodexo are able to distribute nonperishable food items, the department will have to verify who is receiving the food.

"It won't be like it was, just handing out without a lot of verification. We're going to need to verify who it is that's receiving the food based on their schedules with the schools. But we're not sure yet if all the schools will do it or we're going to revert some key sites in every part of the island," Fernandez said.



LUNCH: Elaine San Nicolas, a food server for Sodexo, prepares lunch for students at Agana Heights Elementary School in this 2017 photograph. In the new school year, the Guam Department of Education's student population will be divided into groups: those who will return to the school campus, and those who will be learning from home. GDOE is working with its food vendor to figure out if those students who are learning from home will be able to receive meals. Post file photo

He doesn't believe the program will be ready by the first week of school, but GDOE hopes to have something set up shortly thereafter, Fernandez added.

Convicted sex offender admits to violations

By Nick Delgado
nick@postguam.com

Convicted sex offender Joey Tanaka

Teriong will remain out of prison after he admitted to skipping out on attending a drug treatment program and multiple drug tests.

He appeared via telephone before District Court of Guam Magistrate Judge Michael Bordallo on Thursday.

Teriong, who is currently serving five years of supervised release,



Joey Tanaka Teriong

failed to report to substance abuse treatment sessions and drug tests multiple times in June and July, the Adult Probation Office stated.

Defense attorney Briana Kottke also told the court that she is working with the local public defender to address Teriong's outstanding warrant in local court. Bordallo ordered that the

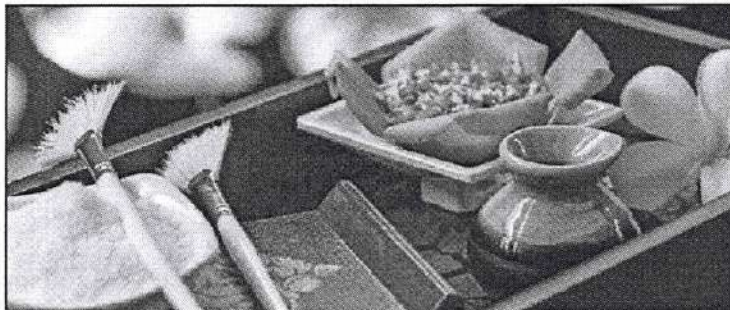
issue be resolved within a week.

Teriong is scheduled back in court on Sept. 8.

According to Post files, Teriong had admitted in federal court that he failed to register as a sex offender.

He was sentenced to time served and released from prison in April.

Teriong had also been convicted in 2003 of third-degree criminal sexual conduct as a second-degree felony.



Dusit Thani
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Extended Treatments & Operation Hours

Friday through Sunday only
Now Open 10 am to 10 pm

\$80.00
60 min Swedish Massage

\$120.00
90 min Devarana Signature Massage

\$150.00
90 min Devarana Signature Massage
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Scan and visit our page for more info.
For reservations, please call 648-8000 or
email guam@devaranaspa.com

*DPHSS guidelines limit 4 customers at a time with limited treatment times & offerings. Hydrothermal Spa & Lockers remain closed

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REQUEST FOR PROPOSAL

RFP NO.: OPA-RFP-20-002
Website & Mobile Application Services
For Fiscal Years 2021, 2022, & 2023

Issue Date: Friday, August 7, 2020

RFP Deadline: Wednesday, September 9, 2020, 12:00 P.M.
(Guam Time)

Location:
Office of Public Accountability
Suite 401 DNA Building
238 Archbishop Flores St.
Hagåtña, GU 96910

Interested parties may pick up the RFP package at said place or download from www.opaguam.org.

No phone calls please. There is no fee charged for RFP package.

/s/ Benjamin J.F. Cruz

San Nicolas introduces Native Chamorro Equity Act

Del. Michael San Nicolas, who is running for reelection, announced Tuesday he has introduced H.R. 7986, also called the Native Chamorro Equity Act.

The legislation would create a means to identify qualified Native Chamorro companies as 8(a) firms eligible for federal set-aside, sole-source, and general contracts, the delegate stated.

The 8(a) Program offers assistance to firms that are owned and controlled at least 51% by socially and economically disadvantaged individuals.

A set-aside contract is a contract in which only certain contractors

may compete, whereas a sole-source award is a contract awarded without competition.

In fiscal 2019, 8(a) firms were awarded \$30.3 billion in federal contracts, including \$9.5 billion in 8(a) set-aside awards and \$9.3 billion in 8(a) sole-source awards.

The Minority Small Business and Capital Ownership Development Program, commonly known as the 8(a) Program, is limited to eligible businesses unconditionally owned and controlled by one or more socially and economically disadvantaged groups to include recognized Indian Tribes, Native Hawaiian Organizations, and Alaska Native Corporations.

"Expanding Guam 8(a) eligibility specifically for recognized Native Chamorro firms will help new and existing businesses compete for federal contracts that otherwise may have been awarded to firms with their own non-Chamorro Native preferences," stated San Nicolas in a press release. "Alaskan Native Corporations have been directly 8(a) recognized since 1992, Native Hawaiian Organizations since 1988; here at home and across America, Native Chamorros deserve the equal opportunity afforded to other Native peoples in America," San Nicolas continued.

"With the introduction of H.R.



ROADWORK: The Route 3 road-widening project in advance of the military buildup began in April 2018. Legislation introduced recently by Del. Michael San Nicolas proposes to give preference to Native Chamorro contractors for military and other federal projects.

David Castro/The Guam Daily Post

7986 we will provide equal access for our people for Native consideration in federal contracts, help them become more competitive for billions of dollars in 8(a) contracting opportunities, and direct more money into supporting native programs on Guam," he added.

(Daily Post Staff)

FHB: Digital portal makes home loan process easy

First Hawaiian Bank on Tuesday announced in a press release the launch of its new online home loan platform that it said makes applying for a residential loan convenient, fast and easy.

The new online home loan application allows current and prospective FHB customers to apply for a new mortgage or a home equity line of credit, or to refinance a current mortgage through a dynamic and intuitive

online portal that asks nontechnical questions, making it an efficient, straightforward process, according to the press release. Once the application information is complete, FHB Digital's online platform will help identify the best loan product for each individual applicant.

A unique feature that streamlines the residential loan application process is the ability to assist applicants with gathering supporting

materials and third-party documentation necessary to complete the loan application, including income, asset documentation and bank statements, the bank stated in the release.

"During this time of historically low mortgage rates, FHB Digital's online portal is a fast and easy way to apply for a home loan," said Tony Au, executive vice president and residential real estate division manager. "The portal is capable of providing personalized

loan options and rates you may qualify for - giving customers the confidence they need to make a smart decision in what can be a daunting process."

For a limited time, First Hawaiian Bank has special discount offers for first-time homebuyers and applicants looking to refinance their current mortgages, the bank stated in the release. For more information, visit fhb.com/digitalhome.

(Daily Post Staff)



PUBLIC NOTICE ANNOUNCEMENT

The Guam Visitors Bureau will hold a Regular Meeting and an Executive Session of the Board of Directors on Thursday, August 13, 2020 at 1:30 p.m. via Teleconference.

Join the Regular Board of Directors meeting from your computer, tablet or smartphone:

<https://www.gotomeet.me/GUAMVISITORS-BUREAU/bodmtg81320>

You can also dial in using your phone:
 (Toll-free): 1 866 899 4679
 Access Code: 470-057-205

Any individuals needing special accommodations are requested to contact GVB at 646-5278 for assistance.

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Harvest House, Inc. Statement of Activities Twelve Months Ended December 31, 2019 and 2018		
	2019	2018
Revenue		
Contribution Income	122,702	76,316
Other Income	43,246	27,142
Total Revenue	<u>165,948</u>	<u>103,458</u>
Expenses		
Edification/Education	78,340	64,289
Miscellaneous	42,645	23,800
Auto	-	5,208
Depreciation	9,629	9,062
Total Expenses	<u>130,614</u>	<u>102,359</u>
Net Income (Loss)	<u>35,334</u>	<u>1,099</u>





BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., August 14, 2020
GHURA's Main Office
1st floor, Conference Room, Sinajana
MEETING MINUTES

I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at 12:00P.M., Friday, August 14, 2020 at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 6 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

PRESENT: Via Zoom Conference

Sabino Flores, Chairman
Monica Guzman, Vice Chairwoman
George Pereda, Commissioner
Frank Ishizaki, Commissioner
Anisia Delia, Commissioner
Joseph Leon Guerrero,
Resident Commissioner

ABSENT: None

LEGAL COUNSEL:

Anthony Perez, Esq.

MANAGEMENT & STAFF:

Ray Topasna, Executive Director
Elizabeth Napoli, Deputy Director
Audrey Aguon, Special Assistant
Sonny Perez, A&E Manager
Kimberly Bersamin, HR Administrator
Lucele Leon Guerrero, Controller
Norma San Nicolas,
Section 8 Administrator
Julie Lujan, MIS Manager

PUBLIC: Via Zoom Conference

Dan Fitzgerald (Auditor)
Jon O'Connor (The Guam Daily Post)
Dave Sablan (Former Board)
Rosie Blas (Former Board)
Eddie Conway

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, August 7, 2020

2nd Printing – Wednesday, August 12, 2020

ACKNOWLEDGED. The Chairman also indicated that the announcement was posted on the Attorney General's website.

III. APPROVAL OF PREVIOUS BOARD MINUTES

[060/20] Chairman Flores made a motion to approve the meeting minutes of July 10, 2020. The motion was seconded by Commissioner Pereda. With no objections by the other board members, the motion was approved.

IV. CORRESPONDENCE AND REPORTS

1. [061/20] FY2019 Audit Report

Mr. Topasna introduced Mr. Dan Fitzgerald from the auditing firm of Deloitte & Touche. He stated that the firm was selected to conduct the FY2019 audit for GHURA, which was completed and released by the Office of Public Accountability on Wednesday of this week. Mr. Fitzgerald was asked to present a final brief to the board regarding the audit.

Mr. Fitzgerald stated that his job is to assist the board with the information contained in the audit and to possibly give GHURA an understanding of the types of action to take in moving forward. He explained that the audit is an important document which allows the federal government agencies to assess the performance of other agencies. GHURA shares the same Fiscal end deadline with the Federal Government agencies, which is September 30th. They all should complete their audits by March 31st. However, some states do not complete their audits by the deadlines set because of various reasons. With respect to GHURA, the audit process is quite unique in that it is not viewed as having one audit, but seven audits. GHURA has a very intricate relationship with HUD, which means GHURA must follow the same accounting requirements as HUD. As a result, GHURA uses two accounting systems. The law requires that each major program under GHURA be audited. For FY2019, GHURA had five (5) major programs. He explained that there is a possibility that GHURA had five major programs the year before as well, but only three were audited and reported. In the previous year, the three major programs that were audited were modified. This year, those same three major programs were unmodified, which meant that GHURA had met the requirements of laws and regulations. The other two programs which had not been audited in the past were found to have had some issues. Although not seen as material issues, they still required report modification, which can be remedied. He stated that from a Federal program compliance stand point, GHURA's audit had exhibited defined improvements. He stated that this process did not come easily. The U.S. law requirements imposed on GHURA required providing a schedule of expenditures of federal awards and a tracking summary. The auditors were doing this. GHURA's management team assumed this responsibility this year, which made GHURA now in compliance with the law. He stated that prior GHURA audits did not conform to accounting requirements. In GHURA's FY2019 audit, the auditor recommended the Restatements of Prior Years to get GHURA's books to conform to accounting requirements. Although there are still issues that GHURA must work on, the audit of FY2019 is GHURA's best audit in years. He cautioned that the Federal Government is constantly changing its regulations and that GHURA must be aware of the changes.

Finally, Mr. Fitzgerald added that the main concern is what GHURA must do in moving forward and meeting the March 31st annual audit deadline. He stated that the compliance work and financial statements do not involve complicated procedures and may be done before year end. He recommended that GHURA start this early. He requested that the board look to see that the accounting team have adequate resources to complete these tasks. He also suggested that GHURA create an audit committee to assist the accounting department, as well. The idea is to plan it out and discover ways to build sufficient resources to complete the tasks by the target date of Fiscal Year End of March 31st or GHURA stands to lose the funding of the major programs.

Commissioner Ishizaki asked where GHURA currently stands as far as the required documents. Mr. Fitzgerald stated that the Restatement is a footnote in the audit and suggested that GHURA create a committee with one or two representatives from each division that keeps the board updated with the requirements for the audits.

Mr. Topasna added that a handout in the board packet highlighted some comparisons between prior audits and the current one. He focused on the last three Fiscal audits:

- FY2017- although GHURA received unmodified opinions on financial statements, FY2019 received a modified opinion on four major programs.
- FY2018- although GHURA received unmodified opinions on financial statements, FY2019 received modified opinions on three major programs.
- FY2019- although GHURA received unmodified opinions on financial statements. However, on the compliance audit, it received unmodified opinions for 4 of its 6 major federal programs (HOME, Public Housing, Section 8 HCV and Section 8 Mainstream Vouchers) and modified opinions for 2 programs (Continuum of Care and Public Housing Capital Fund).
- Led by the current Executive Director, Deputy Director and the Fiscal team, audit findings were discovered and Corrective Actions were taken on 24 previous audit findings. They were also reported to the independent auditors: reported were 2018-12-11 through to 2018-1. Also reported were numbers 2017-12-11-10-9-7-6-5 through 2017-2. In 2016, reported were 2016-13 and 2016-09.
- He stated that HUD must still approve of the corrective action measures that GHURA has taken. Mr. Topasna noted that the GHURA team is on top of tasks daily and is confident that the reconciliation effort will be completed by the next audit period.
- He also indicated that another reason for the delay was due to the PCOR1 declaration, which halted various government operations for a time. GHURA was deemed a semi-essential agency, which meant only essential positions continued with daily operations. He agreed with the auditor's recommendation that acquiring more accounting personnel will help in dealing with the complex nature of GHURA's accounting systems.
- Contingent Liability of 2 million dollars- a request was presented to the board to approve the reprogramming of money from Section 8 back to Public Housing. This was approved. Fiscal and the Executive management have been researching how much of that money could be properly returned as a portion of the money had been spent in the previous administration. Once identified, the remainder of the money will be returned.
- The issue of prior Legal Counsel's Conflict of Interest- GHURA was unable to readily address this issue as the issue is currently under the review of the courts.

With nothing further to report, Mr. Topasna thanked Mr. Fitzgerald for his firm's expeditiousness and for the board's attention and continued support.

Mr. Fitzgerald encouraged GHURA to continue to seek the assistance necessary despite the difficulty in obtaining proper accounting personnel. He suggested short term assistance (part-time) versus long term assistance (full-time).

2. [062/20] A/E Manager's Update

Mr. Sonny Perez presented the following A/E PP project update for August 14, 2020:

- The Women's Treatment Center-
 1. Officially known as the Lighthouse Recovery Center for Women (Guma' Famalao'an)
 2. Awarded to Inland Builders back in January. They have requested for an extension, which is currently in negotiations pending the building permit process.
 3. Currently in the Building Permit stage with Public Works. Two more agencies remain
 4. Location is in Tiyan, next to the Salvation Army building
 5. Facility is 2 stories and includes 5 offices, 2 family rooms, 3 private bedrooms, a kitchen and a custodial room.
Commissioner Ishizaki inquired on the number of beds that can be added to the facility. Mr. Perez stated that the facility is designed for 3-4 bedrooms. If Salvation Army would like more bedrooms, they may make the request at a later time. For now, the facility is only accommodating 3-4 bedrooms.

- Umatac Baseball Field-
 1. Baseball dugouts almost completed
 2. Field lights have been erected
 3. Restroom facility is built
 4. Infratech personnel are onsite daily

- Inarajan Basketball Court-
 1. Design is complete
 2. Currently in the Building Permit stage. To be circulated amongst the (14) required agencies.

- Sinajana Central Arts Center-
 1. Groundbreaking was completed
 2. Contractor had snagged a power and water line underneath the building's foundation causing the construction to cease for the moment. Mr. Perez will continue to monitor the progress of the construction and work closely with the project's construction manager to remobilize the construction team.

Mr. Topasna indicated that GHURA had entered into a Memorandum of Agreement with DPR to build the Umatac Baseball Field. The Government of Guam had not budgeted for this project, therefore, unable to fulfill its \$250,000 agreement.

However, GHURA continues to move forward with construction. Communications are ongoing between GHURA and the Government of Guam regarding the MOA. The Office of the Governor, DPR and BBMR are all working to resolve the issue.

Chairman Flores inquired about whether the Umatac Baseball field project had enough work for the Contractors to do or if they would be claiming extended overhead. Mr. Perez stated that they continue to work, but have asked for payment. Referring back to the MOA, Mr. Perez stated that he has reassured the contractor that payment is forthcoming. Chairman Flores also inquired about whether any claims had been submitted. Mr. Perez replied that none have been submitted.

Mr. Topasna informed the board that there is a request from External Government agencies for Technical Assistance from GHURA. The Office of the Governor has tasked DPR to oversee a proposal to build an Olympic sized swimming pool. Both have reached out to GHURA for the expertise and construction of this swimming pool.

The University of Guam Cultural Repository has also approached GHURA regarding a Memorandum of Agreement. Guam Memorial Hospital has requested that GHURA assist with converting the Skilled Nursing Unit into an Acute Care Facility. He added that Mr. Sonny Perez will be assisting GMH in applying for the funding for the Facility through FEMA. GSA has also requested GHURA's assistance in the Building Hardening the GSA facility. DPHSS and GHURA have been in discussions regarding the Mosquito Lab and a Passenger Quarantine Facility at the airport.

Mr. Topasna reassured the board that GHURA will do what it can to assist the other agencies, but that the highest priority is in fulfilling GHURA's mission. Vice Chairwoman Guzman praised the efforts of GHURA going above and beyond what is required.

Chairman Flores inquired about the possibility of extending the assistance to include administering the contracts. Mr. Perez stated that an upcoming Technical and Administrative RFP will be released soon for other agencies to be involved.

There were no further discussions.

V. NEW BUSINESS

1. [063/20] Intent of Award, Renovation of (11) Eleven Public Housing Units; IFB#GHURA-06-16-2020-AMPs 1, 2, 3 & 4

Mr. Sonny Perez stated that the bid was opened on July 17th and was available for thirty days. At the end of the thirty days, it was extended for an additional two weeks. The public was able to view the bid for a total of 45 days.

Excell Constructors had submitted their bid early, but not in the correct bid box. Their bid had not been received by Procurement on time. However, upon further investigations by the Procurement office, Excell Constructors's bid was submitted on time and was accepted. Excell

Constructors had not submitted the required bid bond. Although, they were one of the lower bids, they had to be disqualified.

Genesis-Tech Corp. had not submitted the required Schedule of Values with their bid submission. Genesis-Tech Corp. were also disqualified as well.

Asia-Pacific International and OH Construction were fully compliant with the bid requirements. Public Law states that Bid Bonds are 15% of the bid value. The Contractors were informed of this.

Mr. Sonny Perez recommended to the board that OH Construction be awarded the Base Bid number 1 for \$99,035 and Base Bid number 3 for \$164,548. He also requested that the board approve the award of Base Bid number 2 to Genesis-Tech for \$261,986.

Chairman Flores referred to Mr. Perez's Schedule of Values and stated that it was a good way to support lump sum bids and avoid front-loading costs.

Vice Chairwoman asked Mr. Perez what the average percentage between a government estimate and what is actually submitted and approved. Mr. Perez explained that the percentages vary from contractor to contractor, but did indicate that there are very expensive contractors, such as Asia-Pacific Int. They normally are 30% higher than the next bidder. The Chairman added that challenges may include the high cost of labor.

Mr. Tony Perez, suggested that the board may want to consider not awarding Base Bid number 2 for now. Vice Chairwoman inquired if Base Bid number 2 would have to go out for re-bidding. Mr. Sonny Perez replied that he indeed would have to re-bid Base bid #2 with Construction period of 120 days. He went on to add that upon the final decision from the board, he will contact HUD and request for an extension beyond the 120-day deadline with justification.

[064/20] Commissioner Leon Guerrero made a motion to approve the Intent of Award IFB#GHURA-06-16-2020-AMPs 1, 2, 3 & 4 for Base Bid #1 to OH Construction for the sum of \$99,035 and also Base Bid #3 to OH Construction in the amount of \$164,548 for the Renovation of (11) Eleven Public Housing Units. Chairman Flores seconded that motion.

[065/20] Chairman Flores also made a second motion to disapprove the award of Base Bid #2, notwithstanding the responsiveness of the bid and the unreasonably high bid amount. That motion was seconded by Commissioner Leon Guerrero. With no objections by the other board members, the motion to disapprove awarding Base bid #2 was approved.

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

[066/20] Mr. Dave Sablan inquired on the status of his request to GHURA regarding the claim for reimbursement of incurred legal expenses due to charges that were alleged against him in violation of the Open Government Law. He stated that he followed the protocol of the Government Claims Act and now awaits the status of his claim. He informed the board that he was happy to assist them with any questions that they might have regarding his claim.

Chairman Flores informed Mr. Sablan that GHURA is in receipt of the claim and it is still currently under review and then must be deliberated by the board.

Mr. Sablan also noted that his claim is not a litigation issue so it can be discussed in a public meeting. He explained that had he still been an active board member with GHURA, that GHURA would have defended him in this case and would not have to worry about this issue. He is looking to GHURA to reimburse him for all the legal expenses that he incurred.

Mr. Tony Perez stated that he is currently reviewing his claim. Mr. Sablan requested that should his claim be added to the next BOC agenda, that he be notified.

[067/20] With no further general discussions, Chairman Flores stated that a correction needed to be made on the next proposed scheduled Board Meeting date. The new proposed date is for Friday, August 28, 2020 at 12P.M.

Commissioner Ishizaki asked whether GHURA would still be in operation on that day due to the Governor's Executive Order of PCOR1. Mr. Topasna stated that GHURA will still operate with only essential functions, but was not able to propose a new date at this time.

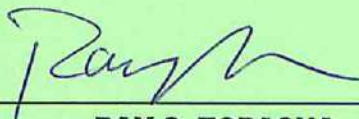
Mrs. Lucele Leon Guerrero requested that the board meet on August 28 or August 31, 2020 due to GHURA's Budget for Public Housing deadline.

Chairman Flores suggested a meeting be held remotely for August 28, 2020. There were no objections to the next BOC meeting date.

VII. ADJOURNMENT

[068/20] With no further discussions, Chairman Flores made a motion to adjourn the meeting. The motion was seconded by Commissioner Leon Guerrero. With no objections to the motion, the meeting was adjourned at 1:18 P.M.

SEAL



RAY S. TOPASNA
Board Secretary / Executive Director

At a Glance – Financial Highlight Comparison (FY17 vs. FY18 vs. FY19)

FY2017

Unmodified Opinion – Financial Statements

Modified Opinion - Compliance

- Public Housing
- Section 8 HCV Program
- Guma Trankilidat
- Public Housing Capital Fund

FY2018

Unmodified Opinion - Financial Statements

Modified Opinion – Compliance

- Public Housing
- Section 8 HCV Program
- Guma Trankilidat

FY2019

Unmodified Opinion - Financial Statements

Unmodified Opinion - Compliance

- Public Housing
- Section 8 HCV Program
- Mainstream Vouchers
- Home Investment Partnerships Program

Modified Opinion (Compliance) on the following programs:

- Continuum of Care
- Public Housing Capital Fund

Prior Year Audit Findings

Corrective Action has been taken on the following: 2018-12, 2018-11, 2018-10, 2018-09, 2018-08, 2018-07, 2018-06, 2018-05, 2018-04, 2018-03, 2018-02, 2018-01, 2017-12, 2017-11, 2017-10, 2017-09, 2017-07, 2017-06, 2017-05, 2017-04, 2017-03, 2017-02, 2016-13 and 2016-09

Unresolved Finding: 2017-01 (Capital Fund Grant reconciliations are ongoing)

Other noteworthy items

Single Audit Report Finding No. 2019-001

Delay of Financial Reporting Adversely Impacted GovGuam – GHURA’s lack of timely completion of its audited financial statements adversely impacted completion and issuance of the Government of Guam financial statements. Failure to include GHURA’s financial statements as a component unit may potentially result in an adverse opinion on GovGuam’s financial statements. This in turn impacts the ability of GovGuam to timely report to its stakeholders, including bondholders, Guam Legislators, and the federal government.

- I agree that the lack of accounting personnel may have made it more difficult to complete the audit much sooner
 - By nature, GHURA’s accounting is more challenging than most agencies or public housing authorities with two separate and independent accounting systems
 - Fiscal is not for the timid
 - Work is complex and non-stop
- For the most part, the shutdown of nonessential businesses and government operations is responsible for being late
 - GHURA continued to perform under PCOR1 all essential functions
 - Auditors continued communicating with GHURA during PCOR1 but the audit was not deemed by the Administration as essential
 - The safety of team is more important than an audit finding
- While HUD takes all audit findings very seriously, this finding has little bearing on federal programs.

Contingent Liability of \$2M

In a DEC investigative report in FY2015, HUD recommended GHURA repay \$2M using non-federal funds related to prior legal counsel conflict of interest and unspent funds building construction.

- I already have Board approval to return most of the \$2M that remains unspent to Section 8 and we shall do this very shortly
- The issue regarding prior legal counsel cannot be resolved until the criminal trial is complete



Guam Housing Urban Renewal Authority

A/E Update – August 14, 2020

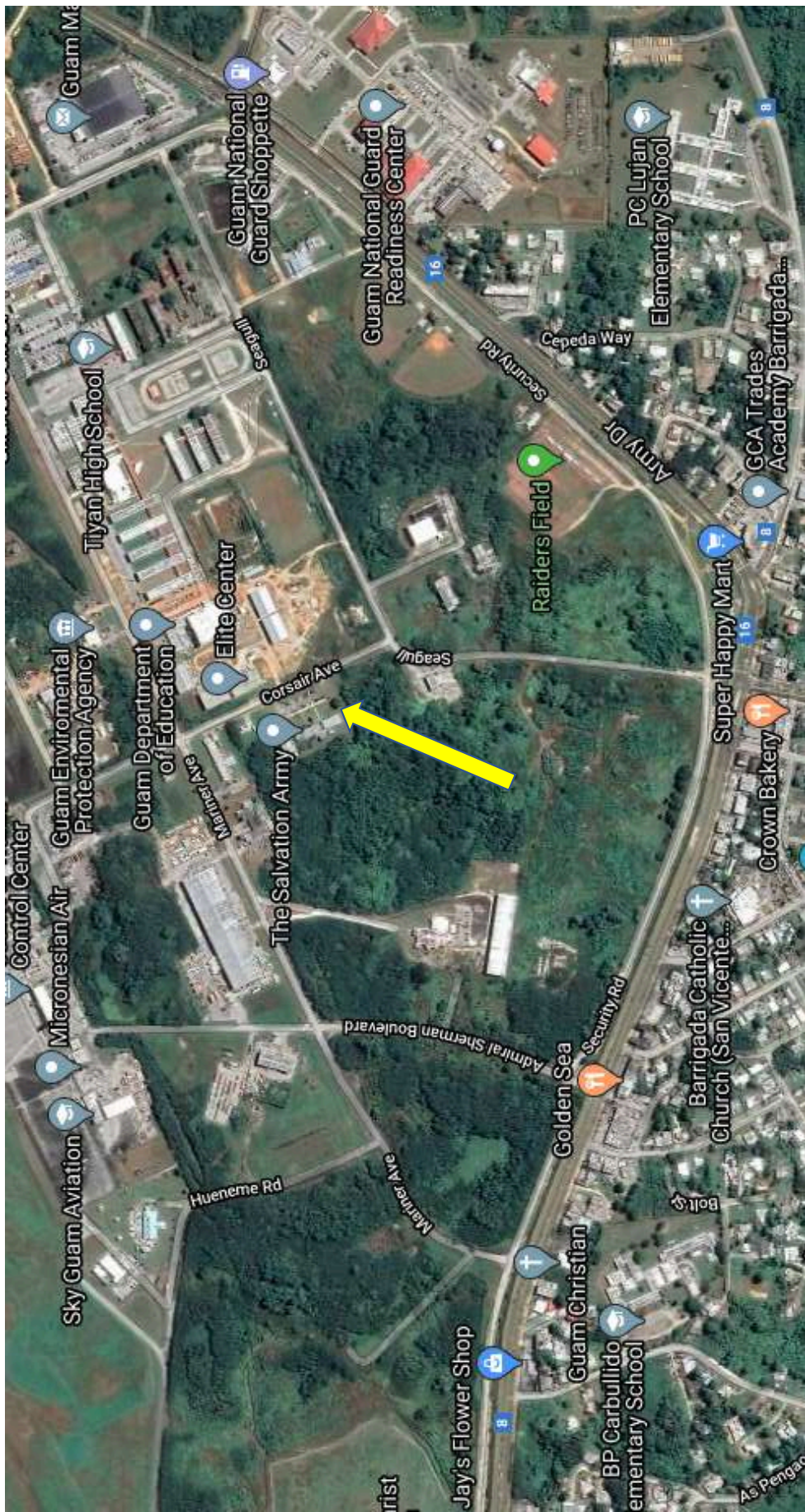
BOC Update

- Women's Treatment Center
- Umatac Baseball Field
- Inarajan Basketball Court
- Sinajana Central Arts Hall
- Request to Approve the Intent to Award Asia Pacific and OH Construction to Renovate 11 Public Housing Units: IFB # GHURA-06-16-2020-AMPs 1, 2, 3 & 4
- Requests from external Government of Guam Agencies for Technical Assistance
 - New Olympic Swimming Pool – Parks and Recreation
 - Guam Cultural Repository – Guam Buildup Office
 - Skilled Nursing Unit Conversion – GMHA
 - Building Hardening - GSA



LIGHTHOUSE RECOVERY CENTER FOR WOMEN GUMA' FAMALAO'AN

TIYAN, GUAM





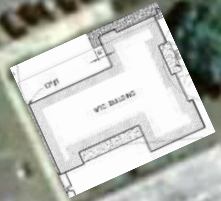
Corsair Ave

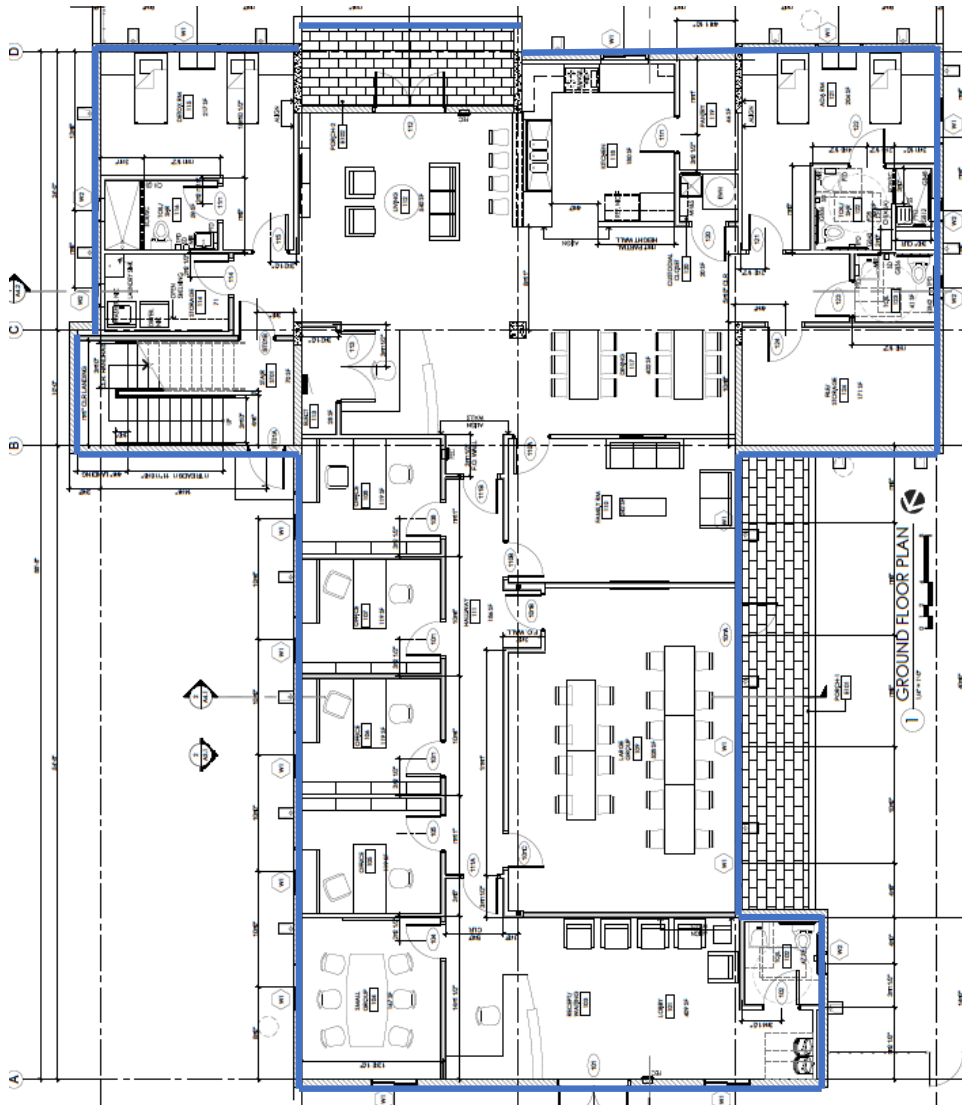
Corsair Ave

Corsair Ave

Corsair

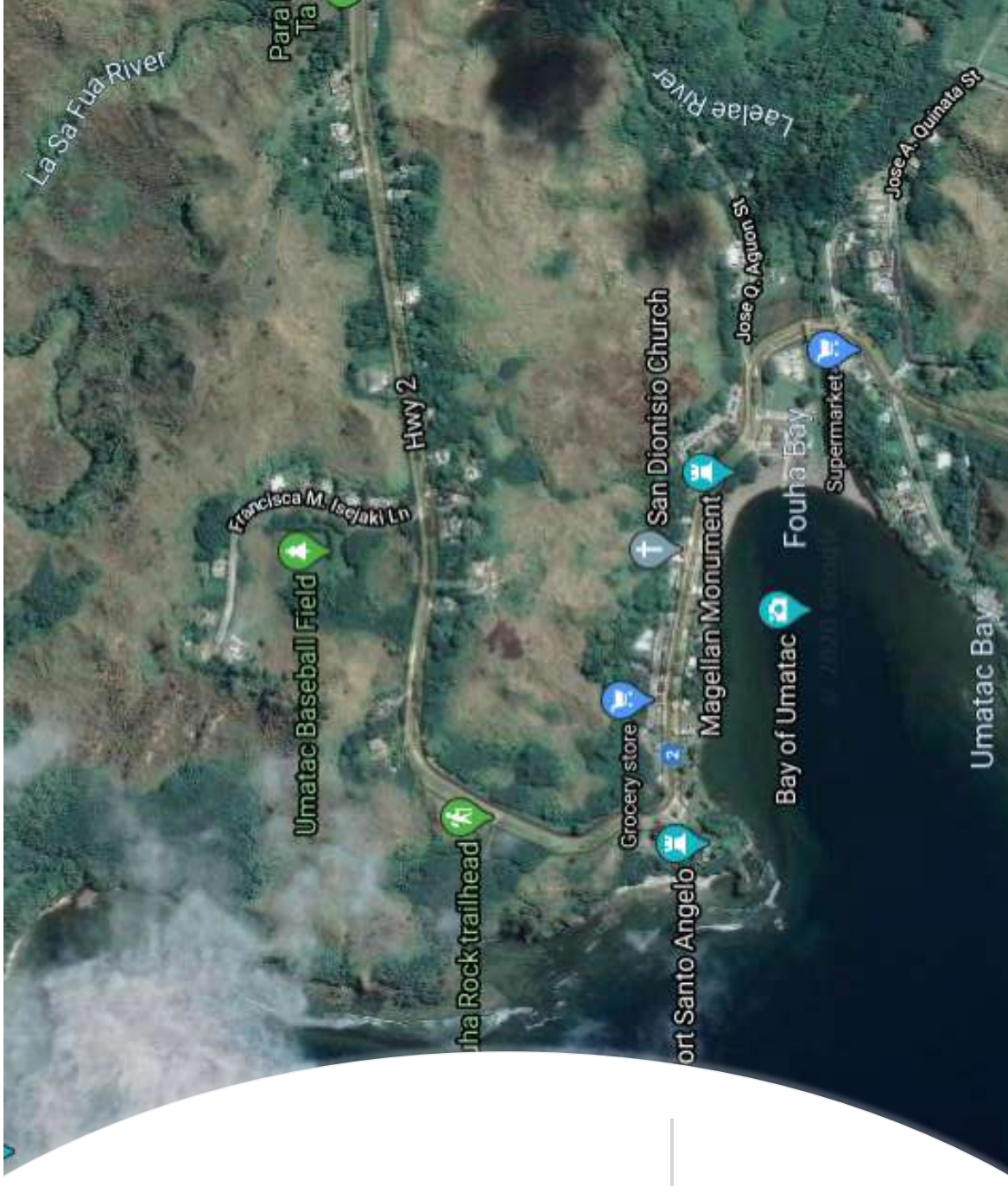
The Salvation Army

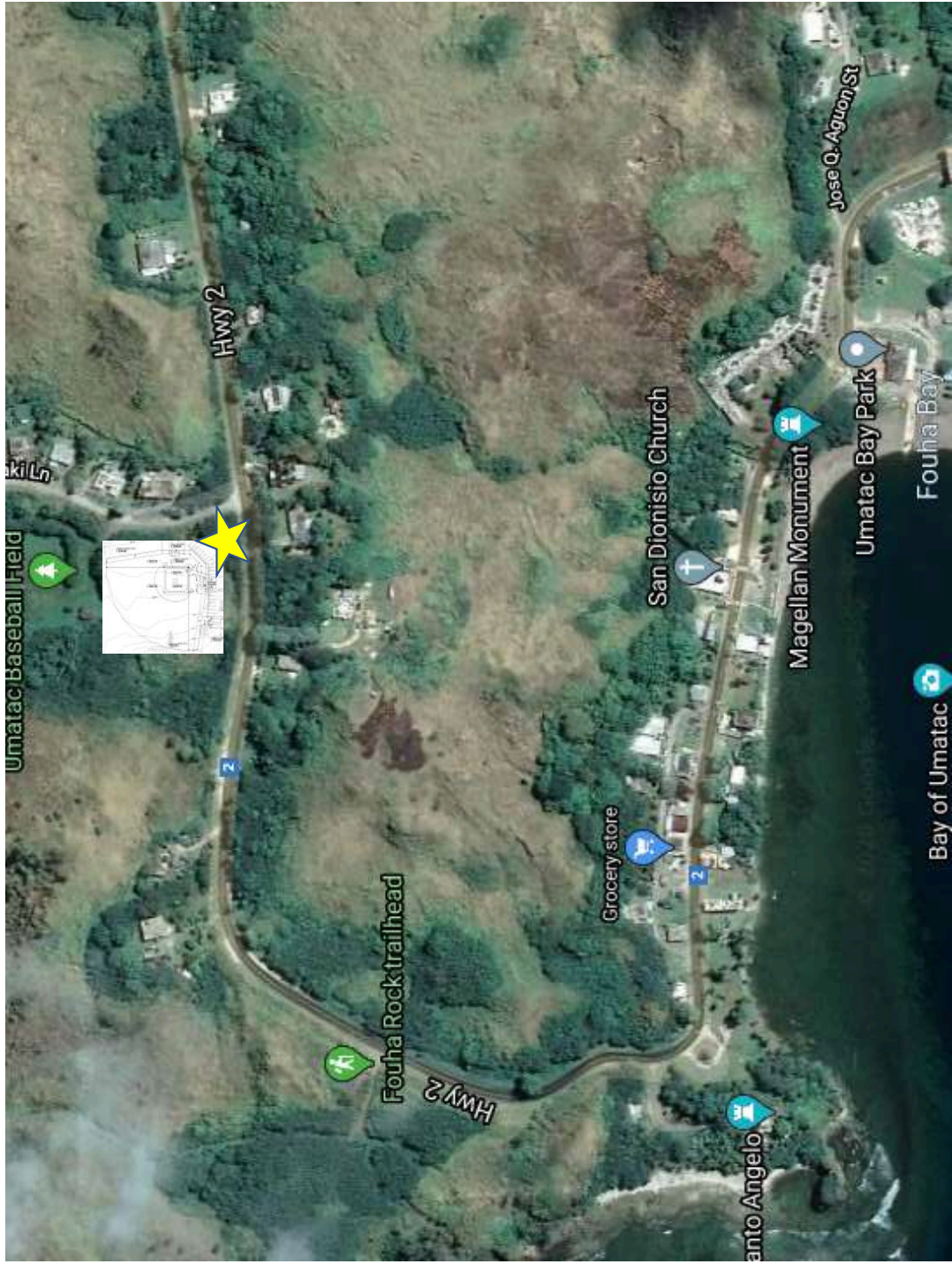






Umatac Baseball Field







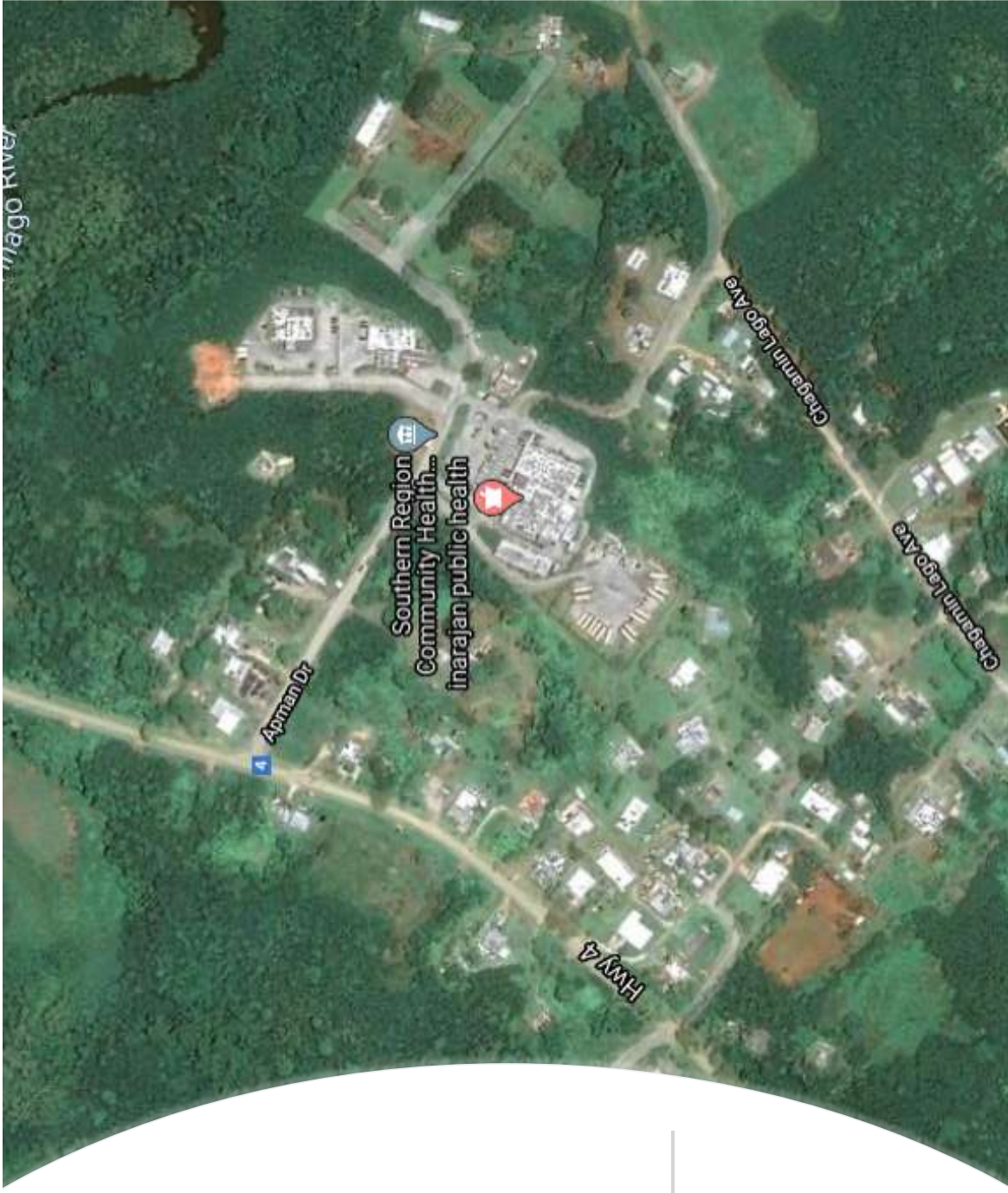
August 14, 2020 – Progress Photos



August 14, 2020 – Progress Photos



Inarajan Basketball Court





Sinajana Central Arts Center



Intent of Award, Renovation of (11) Eleven Public Housing Unit's; IFB # GHURA-06-16-2020-AMPs 1, 2, 3 & 4

No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2	Base Bid No. 3
1	Genesis Tech Corp.	[x] 5%	No Bid	\$194,000.00	\$177,000.00
2	Asia-Pacific Int'l	[x] 5%	\$123,658.00	\$261,986.00	\$192,329.00
3	OH Construction	[x] 5%	\$99,035.00	No Bid	\$164,548.00
4	Excell Constructors	None	\$95,000.00	No Bid	No Bid
Government Estimate			\$89,520.00	\$188,040.00	\$125,930.00

Note: Genesis Tech Corp did not submit the required Schedule of Values with bid submission.
Excell Constructors did not submit the required bid bond with the bid submission.

BOC Update

- Women's Treatment Center
- Umatac Baseball Field
- Inarajan Basketball Court
- Sinajana Central Arts Hall
- Request to Approve the Intent to Award Asia Pacific and OH Construction to Renovate 11 Public Housing Units: IFB # GHURA-06-16-2020-AMPs 1, 2, 3 & 4
- Requests from external Government of Guam Agencies for Technical Assistance
 - New Olympic Swimming Pool – Parks and Recreation
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 - Skilled Nursing Unit Conversion – GMHA
 - Building Hardening - GSA

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

MEMORANDUM:

TO: Board of Commissioners
FROM: Executive Director 
SUBJECT: Intent of Award, Renovation of (11) Eleven Public Housing Unit's; IFB # GHURA-06-16-2020-AMPs 1, 2, 3 & 4

Bid opening for the subject project was held on July 17 & 22, 2020 at 2:00pm. There was a total of 4 contractors that purchase a set of bid specification of which 4 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

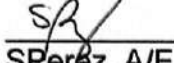
No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2	Base Bid No. 3
1	Genesis Tech Corp.	[x] 5%	No Bid	\$194,000.00	\$177,000.00
2	Asia-Pacific Int'l	[x] 5%	\$123,658.00	\$261,986.00	\$192,329.00
3	OH Construction	[x] 5%	\$99,035.00	No Bid	\$164,548.00
4	Excell Constructors	None	\$95,000.00	No Bid	No Bid

Government Estimate	\$89,520.00	\$188,040.00	\$125,930.00
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Base Bid item # 1 is to renovate one unit each at AMPs 1 and 3. Base Bid Item #2 is to renovate five units for AMP#4: four in Toto Gardens and one in Dededo. Base bid #3 consists of renovating four units located in AMP#2 Yona. Modernization of these units include rewiring and up-grade of the electrical system which are over 40 years old, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior, and replacement of damage gypsum walls to cement boards. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: Asia-Pacific provided the lowest responsive and responsible bid for Base Bid #2, only. OH Construction provided the lowest responsive and responsible bid for Base Bid #1 and Base Bid #3. Asia-Pacific has completed several major GHURA projects over the last 10 years with good standing, while OH Construction is a new contractor for GHURA. Each of them has received clearances by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting approval to issue contracts to: Asia-Pacific for Base Bid Item 2, \$261,986.00, and OH Construction for Base Bid 1 and Base Bid #3 in the combined amount of \$263,583.00 Funding is available under CAP Funds. We also formally note GHURA DID NOT receive, or find, the required bid bond with Excell Constructors bid submission and Genesis-Tech did not meet the required submissions. Therefore, Excell Constructors and Genesis-Tech bid was disqualified.

Prepared: 
SPerez, A/E

Reviewed: 
GBalmeo, Procurement

Attachment: Bid Tabulation
Clearance
Gov cost estimate

At the Regular Board Meeting of August 14, 2020, a motion was made by Resident Commissioner Leon Guerrero and seconded by Chairman Flores to approve the Intent of Award of IFB#GHURA-06-16-2020-AMPs 1, 2, 3, & 4, Renovation of (11) Eleven Public Housing Units to OH Construction for Base Bid No. 1 in the amount of \$99,035.00 and for Base Bid No. 3 in the amount of \$164,548.00. Another motion was made by Chairman Flores and seconded by Resident Commissioner Leon Guerrero to disapprove the Intent of Award of IFB#GHURA-06-16-2020-AMPs 1, 2, 3, & 4, Renovation of (11) Eleven Public Housing Units to Asia-Pacific for Base Bid No. 2 in the amount of \$261,986.00 based upon the Base Bid being unreasonably high. Without any further discussion and objection, the motion was approved.



Ray S. Topasna, Executive Director

IFB#GHURA-06-16-2020

Renovation of (11) Public Housing Units at AMPs 1, 2, 3 & 4

Proposal due date: July 17, 2020

Proposal due time: 2:00 P.M.

Package No	NAME OF BIDDER	Base Bid item 1	Base Bid item 2	Base Bid item 3	Bid Bond	Name of Bonding Co. and name	HUD 5369-A	AG Forms 2,3,4,5 & 7	GHURA Form 008d	GHURA Form 09	GHURA Form 010	GHURA Form 012	Contractor License/Clearance	Addendums 1, 2, 3, 4	HUD 51000
1	Genesis Tech	NO BID	\$ 194,000.00	\$ 177,000.00	\$ 20,000.00	(BOG) CASHIER	✓	✓	✓	✓	✓	✓	✓	1, 2, 3, 4	✓
2	Asia Pacific Int'l	\$ 133,658.00	\$ 261,986.00	\$ 192,329.00	\$ 20,000.00	(FIB) CASHIER	✓	✓	✓	✓	✓	✓	✓	1, 2, 3, 4	✓
3	OH Construction	\$ 99,035.00	NO BID	\$ 164,548.00	\$ 13,177.15	(FIB) CASHIER	✓	✓	✓	✓	✓	✓	✓	1, 2, 3, 4	✓
4	EXCEL CONSTRUCTORS	\$ 95,000.00	NO BID	NO BID	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	1, 2, 3, 4	INCOMPLETE
06/22/2020															

ATTESTED BY:

[Signature]
7/17/20

Date: 7/17/2020

Date: 7/17/20

[Signature]
7/17/2020

Date: 7/17/2020

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: Renovation of (11) Eleven Public Housing Units at AMP's 1, 2, 3 & 4

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	Genesis-Tech Corporation	Asia-Pacific Int'l	Excell Constructors	O.H. Construction

Department of Labor:

ALPCD	7/29/2020	7/29/2020	7/29/2020	7/29/2020
Fair Employment Practice	7/29/2020	7/29/2020	7/29/2020	7/29/2020
Wage & Hour	7/29/2020	7/29/2020	7/29/2020	7/29/2020
Workers Compensation	Exp. 6/30/2021	Exp. 10-3-2020	Exp. 6/13/2021	Exp. 6/8/2021

Guam Contractors License Board

Contractor to obtain clearance from Guam Contractors License Board

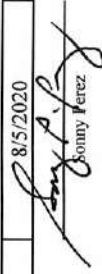
U.S. Department of Labor	8/4/2020	8/4/2020	8/4/2020	8/4/2020
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Revenue & Tax
EIN/SSN

Contractor to report to Revenue and Tax Office

OSHA	8/5/2020	8/5/2020	8/5/2020	8/5/2020
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SAM Debarred List	8/5/2020	8/5/2020	8/5/2020	8/5/2020
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 Sonny Perez

Bid 6-16-2020 11-Units MOD Cost Estimate

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

6/24/2020

BASIC BID #1

LOCATION	Unit Number	Bedrm.	ENGINEERING ESTIMATE	unit
Amp-1, gh-250, Agana Height	24A SALAS	4	\$ 47,010.00	LS
Amp-3, Gh-99, Agat	8 Mao	4	\$ 42,510.00	LS
	Total		\$ 89,520.00	

BASIC BID #2

LOCATION	Unit Number	Bedrm.	Estimate Cost	unit
Amp-4, gh-250, Toto garden	5A Calli Damian	4	\$ 47,010.00	LS
	41B Calli Damian	3	\$ 38,832.50	LS
	4A Calli Duenas	4	\$ 47,010.00	LS
	24B Paquito	2	\$ 30,655.00	LS
Amp-4, gh-35, Dededo	11RSSA	3	\$ 24,532.50	LS
	Total		\$ 188,040.00	

BASIC BID #3

LOCATION	Unit Number	Bedrm.	Quantity	unit
Amp-2, gh-100, Yona	10JEV	3	\$ 29,032.50	LS
	72 AAC	4	\$ 47,010.00	LS
	41 SME	3	\$ 29,032.50	LS
	46 SME	2	\$ 20,855.00	LS
	Total		\$ 125,930.00	



Bid Submission and Opening Attendance
IFB # GHURA-06-16-2020-AMPs 1, 2, 3 & 4; Renovation of (11) Public Housing Units
 DUE DATE: July 17, 2020, Friday, 2:00 pm

COMPANY NAME:		SUBMITTED BY:	TIME:	CONTACT NUMBER/EMAIL:
1.	Gomez's Tech	Yunfeng Lim		677-2270
2.	LIANG CONSTRUCTION	-		487.2337
3.	Asia-Pacific Intl	Hennry Sun		632-8889
4.	O.H Construction	Michael Lee		777-0104
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				



BID OPENING SIGN-IN SHEET
IFB#GHURA-06-16-2020 Renovation of Eleven (11) Public Housing Units at AMPs 1, 2, 3 & 4
July 22, 2020 at 2:00 p.m.

NAME	ORGANIZATION	CONTACT NUMBER	EMAIL
Greta Balmeo	GHURA	475-1356	gbalmeo@ghura.org
ROBERT HESS	GHURA	475-1359	rhess@ghura.org