

NOTICE OF CANCELLATION

The GHURA Scheduled Board Meeting of Friday, March 8, 2019 at 12:00 p.m., has been cancelled due to a lack of quorum.

Thank you!

A handwritten signature in black ink, appearing to read 'Ray S. Topasna', with a stylized flourish at the end.

RAY S. TOPASNA

Secretary of the Board of Commissioners

Guam Housing and Urban Renewal Authority



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., March 8, 2019
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA

I. ROLL CALL

II. APPROVAL OF PREVIOUS BOARD MINUTES – February 22, 2019

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. **Intent of Award** **1 - 7**
GHURA-01-16-2019-AMPs, Renovation of Seven Public Housing
Units at Various AMPs
2. **A/E Fee Proposal** **8-30**
RFP #10-8-2018-CDBG, Design of a Residential Treatment Center
for Women in Tiyan

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. **Ribbon Cutting for Summer Town Phase III & Ground Breaking
for Summer Town Phase IV – Rescheduled for Wednesday,
March 20, 2019 @ 10 a.m.**
2. **Next proposed scheduled Board Meeting: Friday, March 22, 2019**

VII. ADJOURNMENT

**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 p.m., February 22, 2019**

GHURA Main Office, 1st floor conference room
Sinajana, Guam

MINUTES

After notice was duly and timely given pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regular scheduled meeting of **Friday, February 22, 2019** 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: Thomas E. B. Borja, Acting Chairman
 Joseph M. Leon Guerrero, Resident Commissioner
 Carl V. Dominguez, Member
 George F. Pereda, Member

COMMISSIONERS ABSENT: Eliza U. Paulino, Member

LEGAL COUNSEL: Anthony Perez

MANAGEMENT & STAFF: Ray S. Topasna, Executive Director
 Elizabeth F. Napoli, Deputy Director
 Audrey A. Aguon, Special Assistant
 Katherine Taitano, Chief Planner

Meeting was called to order at 12:00p.m. by Acting Chairman Borja who acknowledged the presence of the above attendees. The Acting Chairman then indicated that the minimum number of Commissioners required for a quorum was present and that the meeting could proceed.

041/19		<i>Acting Chairman Borja requested for an adjustment to today's Board Agenda by adding one item under New Business.</i>	
Minute No.	Ref. No.	Approval of Previous Board Meeting	Action By:
042/19		Acting Chairman Borja called for a motion to be made on the approval of the Minutes for the previous Board Meeting on February 8, 2019.	
043/19		After review and further discussion by the Board Members, a motion was made by Commissioner Dominguez, and seconded by Commissioner Pereda, to approve the Board Meeting Minutes of February 8, 2019, as corrected.	
Minute No.	Ref. No.	Correspondence and Reports	Action By:
044/19		Federal Government awards funding to help public housing participants become self-sufficient Director Topasna stated that there was a press release issued by HUD stating that it had awarded Housing Authorities monies for the Family Self Sufficiency (FSS) Program with Guam being one of the recipients. This money primarily pays for two staff to assist program participants within the Public Housing and Section 8 become self-sufficient and eventually wean them off the program by providing them educational opportunities, job training, child care, or linkage with other assisting programs.	Ray Topasna

Minute No.	Ref. No.	Correspondence and Reports	Action By:
045/19		<p>2018 Transition Advisory Committee Report</p> <p>Director Topasna stated that this was received last week and is here as an FYI to the Board. Certain recommendations are stated within this report based on GHURA's management team's input regarding priorities. Some of these recommendations, GHURA is already doing, while others require more research and legal input before going into them. An example is the merging of GHURA and Guam Housing Corporation.</p> <p>Acting Chairman Borja asked what the timeline was on the recommendations made, and if there was specificity on plans. He stated that this should be further looked into as to how GHURA will benefit from this merger, as well as HUD's input with this matter.</p> <p>Director Topasna stated that these are just recommendations from the transition committee presented to the Governor; however, the governor has not adopted all the recommendations and that it is still under review.</p>	Ray Topasna
Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18	<p>Update on the Construction for the Sinajana Central Precinct</p> <p>Director Topasna stated that provided within the packet is a timeline generated by the contractor. He and Mr. Albert Santos met with the contractor this week. They expressed concerns over some of the punch list</p>	Ray Topasna

Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18 continuation	<p>items and how most of the work is being done concurrently, therefore bringing about worry of workers stepping all over each other. They have requested that the contractor spread out the schedule and provide them an update next week. They also requested for weekly meetings to be held with them and TRMA until the completion of the project.</p> <p>Director Topasna also stated that most of the items are on island and in storage, while some are enroute (i.e. bullet proof glass).</p> <p>Acting Chairman Borja requested for a list from the contractor illustrating what still needs to be done on their end and what items they are still expecting. He also is requesting for a list from Mr. Andrew Manglona, who is part of our architectural team, to use as a cross reference in assuring everything is done correctly. Acting Chairman Borja also stated that Mr. Santos had mentioned that some items are going to be subcontracted out and he will like those to be listed as well.</p>	
		<p>Deputy Director Elizabeth Napoli mentioned that Mr. Santos requested that the contractor provide him a schedule of items that need to be cured. (i.e. floor tiles, asphalt).</p> <p>She also stated that Mr. Santos recommended that the contractor submit the occupancy permit to the Fire Department first, by March 15 (since they will take the longest), and then forwarded to DPW and the other permitting agencies, thereafter, for</p>	

Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	037/18 continuation	completion of the whole process by April 14.	
	037/19	<p>Status of Transition for the Mosquito Lab</p> <p>Director Topasna stated that we received a letter from the Department of Public Health and Social Services regarding a damaged pressure relief valve that cause a tremendous increase to their water bill. According to the letter, this issue started since August 2018 and the bill that came out in December 2018 showed a 3000% increase. They are basically asking for guidance with this matter.</p> <p>Director Topasna stated that he had met with Mr. Albert Santos and legal counsel on this matter and has requested a meeting with Public Health next week.</p> <p>Mr. Anthony Perez, our legal counsel informed the Board that after the last Board Meeting, he and Mr. Santos met with Public Health representatives. They relayed that GHURA's Board directed them to transfer the facility to DPHSS and that GHURA will only be a facilitator and assist them with the transition. They greed and will seek assistance from the AG's office for the representation of an attorney</p> <p>Acting Chairman Borja stated that in regards to this letter and any other future issues that Public Health has, we shall remain out of it, and that it should only be between them, the contractor, Rex International, and Surety.</p>	Ray Topasna

Minute No.	Ref. No.	Action Items from Prior Meetings	Action By:
	022/19	<p>On-going FOIA request</p> <p>Deputy Director Napoli stated that there was a court hearing on February 11th, however, it was rescheduled until March 12th because of other legal matters. Judge Sukola inquired if GHURA is considering replacing Attorney Cynthia Ecube, or whether GHURA will be keeping her on as legal counsel for the duration. She referenced the knowledge of Attorney Cynthia Ecube's contract expiring sometime in the summer of 2019. Deputy Director Napoli replied that she will speak with the Board at the next meeting and respond to her inquiry in the upcoming court hearing.</p> <p>Acting Chairman Borja requested to know if these proceedings will drag on until then. Mr. Anthony Perez, our legal counsel, stated, "this basically started as a FOIA Request that lead to a subpoena, which lead to a motion to quash the subpoena, which was denied, which lead to a motion for reconsideration. Once the motion for reconsideration is heard by the court, and arguments are held, the judge has 90 days to decide."</p> <p>Acting Chairman Borja advised Deputy Director Napoli to respond to Judge Sukola with: "Per standard procurement adherence, we will make the determination, as to who will continue to represent us (GHURA) at the appropriate time. If there is a change, we will notify accordingly."</p>	Elizabeth Napoli

Minute No.	Ref. No.	NEW BUSINESS	Action By:
046/19		<p data-bbox="688 344 1219 485">HUD Letter dtd February 11, 2019, Re: Audited Financial Statement for Fiscal Year ending September 30, 2017</p> <p data-bbox="688 527 1219 814">Director Topasna reported that GHURA received a letter from HUD regarding the Audit for Fiscal Year ending September 30, 2017. It highlighted audit findings and requests a response to corrective action plans taken. This response is due within 30 days after their letter, which is March 11th.</p> <p data-bbox="688 856 1219 1031">Director Topasna met with the management team to review the Audit Findings and to plan compiling the corrective action plans for the response.</p> <p data-bbox="688 1073 1219 1283">Deputy Director Napoli stated that our current auditor offered his assistance in this matter by reviewing our action plan and stated if it is helping this time around or if the finding remains repetitive.</p> <p data-bbox="688 1325 1219 1535">Director Topasna stated that there are 16 findings spread throughout our programs. Everything is pretty much straightforward except for the finding dealing with the reconciliation of CDBG monies.</p> <p data-bbox="688 1577 1219 1892">As stated by Katherine Taitano, GHURA's Chief Planner, "The challenge with reconciling CDBG monies is that FISCAL and CDBG use 2 different accounting software." CDBG uses software to fit their specific needs. FISCAL 's accounting system does not. Chairman Borja stated that perhaps GHURA interact more with the auditor.</p>	Ray Topasna

Minute No.	Ref. No.	NEW BUSINESS	Action By:
046/19 continuation		<p>The auditor may offer suggestions to further break down accounts to be more manageable, and to be sure that a Corrective Action Plan is written moving forward.</p> <p><i>Commissioner Dominguez requested for a copy of this letter to be emailed to Board Members.</i></p>	
Minute No.	Ref. No.	General Discussion / Announcements	Action By:
047/19		<p>Creation of a Board /Executive Management Chat Group</p> <p>Director Topasna suggested a creation of a Whatsapp Chat Group between the Board and Executive Management that will serve for informational purposes only. The Board was all for it. Legal counsel, Anthony Perez, reminded the Board that it is to be used only for informational only (i.e. events/calendar coordination) and that and no deliberations, discussions, or decision-making on matter is to take place on the chat group.</p>	
048/19		<p>Ribbon Cutting for Summer Town Phase III & Ground Breaking for Summer Town Phase IV - Tuesday, February 26th @ 10 a.m.</p> <p>Director Topasna stated that it was previously set for Tuesday, February 26th, however due to the impending storm, it will be postponed until further notice. We will inform the Board once we get the re-scheduled date from Core Tech.</p>	

Minute No.	Ref. No.	General Discussion / Announcements	Action By:
049/19		<p>Next Proposed Scheduled Meetings: Friday, March 8, 2019 and Friday, March 22, 2019</p>	
050/19		<p>Recruitment of Board Members</p> <p>Acting Chairman Borja requested an update on the recruitment of new Board Members. Director Topasna stated that he has been doing follow ups. However, no news on it yet.</p> <p>Acting Chairman Borja advised Director Topasna to continue with the follow ups.</p> <p>Legal Counsel, Anthony Perez reminded that the new recruitment has to be a female and non-government.</p>	

051/19 ADJOURNMENT

There being no further business before the Board, a motion was made by **Commissioner Dominguez**, Seconded by **Commissioner Pereda**, and unanimously agreed upon, to adjourn the meeting. The meeting was adjourned at **1:04 p.m.**

(S E A L)

RAY S. TOPASNA
Board Secretary/Executive Director

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: **Intent of Award, GHURA-01-16-2019-AMPs
Renovation of Seven Public Housing Units at Various AMPs**

Bid opening for the subject project was held on Feb. 20, 2019 at 2:00PM. There were a total of 8 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	Base Bid #2
1. Canton Const.	\$224,805.00	\$299,741.00
2. WECCO	\$149,837.88	No Bid
3. Excel	\$95,980.00	No Bid
4. Am Manabat Corp	\$58,500.00	\$118,000.00
5. Yun Shing Guam Corp.	\$83,300.00	\$229,000.00
6. Asia Pacific Inc.	\$83,126.00	\$153,568.00
7. Genesis Tech Corp	No Bid	\$123,250.00
Government Estimate:	\$81,610.00	\$110,499.00

Based on our staff's review of the bid results they requested to meet with bidder # 4 who submitted the lowest bid for Base Bid Item #1 & 2 to determine if their bids are responsive.

On Feb. 26, 2019 our staff did meet with bidder #4 Mr. Max Manabat General Manager of Am Manabat Corp. to review of their cost proposal for both material and labor their total cost was at 28% less than the government estimate on Base bid #1. In Our review we noted that his propose material didn't account for the new wiring and changeout of the main electrical panel box nor does his labor account for the effort as indicated in the scope for the up-grade, which he was quick to respond that they did over look for both units. Based on our review and discussion we determined that their bid for base bid #1 is non-responsive. as for base bid item # 2 we have determined that their bid is the lowest responsive responsible bidder.

After our determination that bidder #4 is non-responsive for base bid item #1 , our staff had reviewed bidder #6 bid and documents submitted and have determined and that Bidder #6 is the next lowest responsive responsible bidder for base bid item #1.

Based on our staff's review and determination, we are requesting that the Board approves a contract with; 1) Asia Pacific Inc for Base Bid Item 1 in the amount of \$83,126.00.00 for the reno of three units at AMP4 and 2) Am Manabat Corp for Base Bid Item 2 in the amount of \$118,000.00 for the reno of four units at AMP2 & 3. Funding are available under CAP Funds

Attachment: Bid Tabulation
Clearance
Gov cost estimate

GHURA-01-16-2019-AMPs
 Renovation of Seven Public Housing Units at Various AMPs
 Proposal due Date: 2/20/19
 Proposal Due 2pm

Michael Duenas Executive Director

package No	NAME OF BIDDER	Base Bid item 1	Base Bid item 2	BID BOND NET INS. 5%	NAME OF BONDING CO. AND ADDRESS	Form G8	form GP	Form G10	Form G12	AG 2,3,4,5,7	HUD 5169-A	addendum 1	contractors license
1	Camdon Const	\$2,248,805.00 \$ 2,248,805.00	\$2,248,805.00 \$ 2,248,741.00	NET INS. 5%: \$ 112,440.25	NET INS.	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓
2	WECO	\$ 149,837.88	N/A	5%	Pacific Indemnity	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓
3	Excel	\$ 95,980.00	N/A	-	-	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓
4	Ammanabat Corp	\$ 58,500.00	\$ 118,000.00	Cashier check \$ 9,000.00	BOG	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓
5	Yun Shing Guam Corp	\$ 83,300.00	\$ 227,000.00	Cashier check \$ 11,450.00	ANZ	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓
6	Asia Pacific	\$ 83,126.00	\$ 153,568.00	Cashier check \$ 15,000.00	First Hawaiian Bank	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓
7	Genesis Tech	\$ -	\$ 123,250.00	Cashier check \$ 6,500.00	BOG	✓	✓	✓	✓	2,3,4,5,7	✓	✓	✓

ATTESTED BY: [Signature] Date: 2/20/19
Alvin C. Date: 2/20/19
[Signature] Date: 2/20/19
[Signature] Date: 2/20/19

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

To: File
 From: Architect & Engineering Manager
 Subject: GHURA-01-16-2019-AMPs
 Renovation of Seven Public Housing Units at Various AMPs

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	Asia-Pacific International Inc Hun Yun Sun	Canton Construction Corp SI Qun Wang	Genesis-Tech Corporation Young Kim	Ammanabat Corp Maximo Manabat Jr.	WECCO Mr. Cruz	Yun Shing Guam Corporation Jun Rong Wang
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Department of Labor:

ALPCD	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19
Fair Employment Practice	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19
Wage & Hour	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19
Workers Compensation	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19	Cleared 2/25/19

Guam Contractors License Board

Contractor to obtain clearance from Guam Contractors License Board

U.S. Department of Labor

Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19

Revenue & Tax EIVSSN

Contractor to report to Revenue and Tax Office

OSHA

Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19

SAM Debarred List

Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19 Cleared 2/25/19

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

Company Name					
	<i>Excel</i>				

Department of Labor:

<i>ALPCD</i>					
<i>Fair Employment Practice</i>	Cleared 2/25/19				
<i>Wage & Hour</i>	Cleared 2/25/19				
<i>Workers Compensation</i>	Cleared 2/25/19				

Guam Contractors License Board

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U.S. Department of Labor

	Cleared 2/25/19				

Revenue & Tax
EIN/SSN

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OSHA

	Cleared 2/25/19				

SAM Debarred List

	Cleared 2/25/19				

COST ESTIMATE

8

2B Paquito, 23B Duenas 3 Bedroom unit	CONSTRUCTION CONTRACT NO. SHEET 1 OF 1
PROJECT TITLE:reno-3bdm,	IDENTIFICATION NO. 12/12/2018

COST ESTIMATE

ACTIVITY AND LOCATION: Toto	CONSTRUCTION CONTRACT NO. SHEET 1 OF 1
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ITEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	RS means
Termite treatment	1000	sf	\$0.45	\$ 450.00	page 41,0100
Painting	4800	sf	\$ 1.25	\$ 6,000.00	page 230,line 0800
exterior doors	4	ea	\$ 1,800.00	\$ 7,200.00	page 183,line 1000
interior doors	4	ea	\$ 500.00	\$ 2,000.00	page 183,line 1000
screen door (repair)	2	ea	\$ 55.00	\$ 110.00	estimated
Kitchen up-grade	1	ea	\$ 3,500.00	\$ 3,500.00	estimate,page 484
remove old tiles & dispose	1000	sf	\$ 0.61	\$ 610.00	page 30,900
install vinyl floor tiles	1000	sf	\$ 2.25	\$ 2,250.00	page 219,7500
Up-grade electrical panel box	1	LS	\$ 4,500.00	\$4,500.00	estimate
bathroom up-grade	1	ls	\$ 2,500.00	\$2,500.00	
lighting fixtures	9	ea	\$ 125.00	\$ 1,125.00	page 349, 6360
outlet/switch cover	20	ea	\$ 5.00	\$ 100.00	
smoke detector	5	ea	\$ 119.00	\$ 595.00	page 280,5200
replace light switch & outlets	20	ea	\$ 15.75	\$ 315.00	page 351,200
General cleaning-in & out	1	LS	\$ 550.00	\$ 550.00	
total				\$ 31,805.00	

2B Paquito & 23B Duanase	2		\$ 63,610.00
Unit 14 , GHURA 35 repiping	1		\$18,000
Total base bid #1			\$ 81,610.00

COST ESTIMATE

ACTIVITY AND LOCATION: 14 SME,97 Mao, 4 bedroom 4 Bedroom units	CONSTRUCTION CONTRACT NO. _____ SHEET 1 OF 1
PROJECT TITLE:reno-4bdm	IDENTIFICATION NO. _____
ESTIMATED BY Albert H. Santos, FME Manager	DATE PREPARED 12/12/2018

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE		RS means
	NUMBER	UNIT	UNIT COST	TOTAL	
Termite treatment	1200	sf	\$0.45	\$ 540.00	page 41,0100
Painting	4800	sf	\$ 1.25	\$ 6,000.00	page 230,line 0800
exterior doors	2	ea	\$ 1,800.00	\$ 3,600.00	page 183,line 1000
interior doors	6	ea	\$ 500.00	\$ 3,000.00	page 183,line 1000
screen door (repair)	2	ea	\$ 55.00	\$ 110.00	estimated
Kitchen up-grade	1	ea	\$ 3,500.00	\$ 3,500.00	estimate,page 484
remove old tiles & dispose	1200	sf	\$ 0.61	\$ 732.00	page 30,900
install vinyl floor tiles	1200	sf	\$ 2.25	\$ 2,700.00	page 219,7500
Up-grade electrical panel box	1	LS		\$ 4,000.00	estimate
lighting fixtures	4	ea		\$ 500.00	page 349, 6360
Change out medicine cabinet	2	ea	\$ 125.00	\$ 240.00	
New range hood	1	ea	\$ 120.00	\$ 220.00	
smoke detector	5	ea	\$ 220.00	\$ 595.00	page 280,5200
replace light switch & outlets	10	ea	\$ 119.00	\$ 157.50	page 351,200
exterior works	1	ls	\$ 900.00	\$ 900.00	
General cleaning-in & out	1	LS	\$ 15.75	\$ 650.00	
total			\$ 650.00	\$ 27,444.50	
14 sme & 97 Mao	2			\$ 54,889.00	
10 & 20 JAP total				\$ 55,610.00	
Total Base Bid #2				\$ 110,499.00	

COST ESTIMATE

10 & 20 JAP 3 Bedroom unit	CONSTRUCTION CONTRACT NO. SHEET 1 OF 1
PROJECT TITLE:reno-3bdm,	IDENTIFICATION NO. 12/12/2018

COST ESTIMATE

ACTIVITY AND LOCATION: Toto	CONSTRUCTION CONTRACT NO. SHEET 1 OF 1
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ITEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	RS means
Termite treatment	1000	sf	\$0.45	\$ 450.00	page 41,0100
Painting	4800	sf	\$ 1.25	\$ 6,000.00	page 230,line 0800
exterior doors	4	ea	\$ 1,800.00	\$ 7,200.00	page 183,line 1000
interior doors	4	ea	\$ 500.00	\$ 2,000.00	page 183,line 1000
screen door (repair)	2	ea	\$ 55.00	\$ 110.00	estimated
Kitchen up-grade	1	ea	\$ 2,500.00	\$ 2,500.00	estimate,page 484
remove old tiles & dispose	1000	sf	\$ 0.61	\$ 610.00	page 30,900
install vinyl floor tiles	1000	sf	\$ 2.25	\$ 2,250.00	page 219,7500
bathroom up-grade	1	ls	\$ 1,500.00	\$2,500.00	
New cement over lay	100	sf	\$ 15.00	\$1,500.00	
lighting fixtures	9	ea	\$ 125.00	\$ 1,125.00	page 349, 6360
outlet/switch cover	20	ea	\$ 5.00	\$ 100.00	
smoke detector	5	ea	\$ 119.00	\$ 595.00	page 280,5200
replace light switch & outlets	20	ea	\$ 15.75	\$ 315.00	page 351,200
General cleaning-in & out	1	LS	\$ 550.00	\$ 550.00	
total				\$ 27,805.00	

10 & 20 JAP total \$ 55,610.00

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: RFP # 10-18-2018-CDBG
Design of a Residential Treatment Center for Women in Tiyan, A/E
Fee Proposal

The Authority has completed negotiations with Architects Laguana for the Design to construct a Residential Treatment Center for Women in Tiyan. The construction of this new 6,000sf residential treatment center will serve women seeking a higher level of treatment for substance use disorder. This project will be the first female residential treatment center for those in need in Guam.

A/E staff has met with Architects Laguana's staff on several occasion to discuss and develop the design scope of work needed to conduct this projet.

In response to GHURA's request, attached is their offer dated Feb. 28, 2019 which we have reviewed. You will note that in their offer, Architects Laguana stated that the amount submitted has been reduced to reflect the requested scope of work at the amount of \$172,626.00.

Provided for your comparison to the Architects Laguana proposal is the government cost estimate as prepared by GHURA's A/E Manager in the amount of \$189,882.00 for engineering services.

Based on the final evaluation of Architects Laguana's proposal, management requests Board approval of a contract for services with Architects Laguana in the amount of \$172,626.00 to proceed with the work to design Residential Treatment Center for Women in Tiyan. Reimbursable expenses such as copying services will be charged at a multiplier of 1.15 x direct cost. Receipts and documentation for the reimbursable expenses will be provided. GHURA will contract the required Soils Engineering fees which is estimated to be \$5,000- \$8,000, depending on the structural design load calculation.

Attachment: Proposal dated 28 Feb. 2019.
Government Cost Estimate

ARCHITECTS LAGUAÑA, LLC

ARCHITECTURE • PLANNING • INTERIORS

March 1, 2019

Ray S. Topasna, Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida Avenue
Sinajaña, Guam 96910

Re: Supplemental Information on Fee Proposal, Scope of Work, and Scope of Services for Design Services for GHURA Residential Treatment Center for Women – Tiyan, Guam

Dear Mr. Topasna,

We would like to clarify that the original fee proposal amount for the above subject project was actually higher than what was submitted in our February 28, 2019 fee proposal. We worked with our engineering consultants to get these numbers down as much as possible:

Note also original 02/28/19 fee proposal, Part II, Scope of Design Services, Paragraph C. Exclusion #9 Design for fire pump and water tank: Delete exclusion C. #9. Along with our engineering consultants, we have agreed to INCLUDE the design for the fire pump and water tank as part of our design.


	Original Design + CA:	Submitted Design + CA: (02/28/19)
AL <i>Architectural</i>	\$ 85,000.00	\$ 80,000.00
TGE <i>Survey</i>	\$ 6,500.00	\$ 6,500.00
<i>Civil</i>	\$ 12,500.00	\$ 12,500.00
<i>Structural</i>	\$ 16,200.00	\$ 18,000.00
WMES <i>Mechanical/FPE</i>	\$ 32,000.00	\$ 23,500.00
EMCE <i>Electrical</i>	\$ 25,431.00	\$ 23,500.00
Total	\$177,631.00	\$164,000.00
GRT	\$ 9,343.39	\$ 8,626.00
Grand Total	\$186,974.39	\$172,626.00

This reflects a reduction of \$14,348.39, or 7.67%, of the original design + CA fees.

Although not yet under contract, we have already gone on several site visits and met with GHURA and the staff of the Lighthouse Recovery Center to discuss the program, siting, and feasibility. We are very excited about getting started on this project with GHURA and The Salvation Army.

If you have any questions, comments, or concerns, please don't hesitate to call me.

Thank you and Si Yu'os ma'ase,


Andrew J. Laguaña, FAIA, NCARB
Principal

Page 1 of 1

February 28, 2019

Ray S. Topasna, Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida Avenue
Sinajaña, Guam 96910

Re: Fee Proposal, Scope of Work, and Scope of Services for Design Services for GHURA Residential Treatment Center for Women – Tiyan, Guam

Dear Mr. Topasna,

We are pleased to submit our fee proposal for a Residential Treatment Center for Women for design and construction administration services.

I. THE SCOPE OF WORK IS AS FOLLOWS.

SCOPE OF WORK: Design a 6,000 sf women's residential treatment center, to be located on The Salvation Army property in Tiyan. The goal is to seamlessly incorporate the new building onto an already-developed site with existing adjacent buildings, and site facilities and amenities.

The program will be programmatically similar to the Lighthouse Recovery Center (for men), but on a smaller scale:

- 5 bedrooms with a capacity for 10 beds total (includes 2 detox beds and 2 ADA beds)
- lobby/ reception area, library, kitchen and dining room
- laundry room: 2 washers/2 dryers minimum (3w/3d ideal)
- 3-4 12x12 offices
- TV/rec room, 20x30
- 2-3 group rooms (15x15)
- split-units (not central a/c)
- public toilet, group resident toilet and shower rooms
- typhoon shutters
- generator
- intake/processing center

II. OUR SCOPE OF DESIGN SERVICES IS AS FOLLOWS.

A. Design and Documentation.

1. Assist Owner with development of its program. Meet with GHURA and The Salvation Army to compile information about the center's operations, lay out program requirements, and organize priorities for the development of the design.
2. Provide construction drawings, specifications, and calculations for architectural, civil, structural, mechanical, plumbing, fire protection, and electrical work, for bid and permitting/ construction purposes.

B. Limited Construction Administration Services.

1. Perform three site visits for observation of construction progress, and document observations and findings on site reports. See attachments for details on consultant site visits.
2. Respond to Requests For Information (RFIs).
3. Review submittals and shop drawings.
4. Review Applications for Payment.

Page 1 of 2

5. Upon Substantial Completion, review Contractor's punch list. Perform one (1) pre-final punch list inspection and one (1) final punch list inspection.

C. The following are NOT included in the design services scope:

1. Special inspection services as may be required by Section 1704 of the 2009 IBC or by the AHJ.
2. Hydraulic tests for available water flow and pressure (typically provided by Owner).
3. Construction management.
4. Scale or 3D models/renderings.
5. Construction cost management/estimating.
6. Hazardous materials discovery and remediation.
7. Environmental services.
8. DPW permit clearance.
9. Design for fire pump and water tank.

For the above scope of work and services, we propose a total design fee in the amount of \$172,626.00. See attachments for consultant fee breakdowns.

	Design:	Limited CA:	Total:
AL <i>Architectural</i>	\$ 75,000.00	\$ 5,000.00	\$ 80,000.00
TGE <i>Survey</i>	\$ 6,500.00	---	\$ 6,500.00
<i>Civil</i>	\$ 10,200.00	\$ 2,300.00	\$ 12,500.00
<i>Structural</i>	\$ 16,200.00	\$ 1,800.00	\$ 18,000.00
WMES <i>Mechanical/FPE</i>	\$ 19,600.00	\$ 3,900.00	\$ 23,500.00
EMCE <i>Electrical</i>	\$ 18,500.00	\$ 5,000.00	\$ 23,500.00
Total	\$146,000.00	\$18,000.00	\$164,000.00
GRT			\$ 8,626.00
Grand Total			\$172,626.00

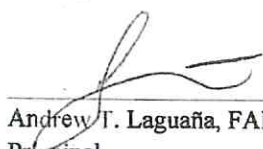
Plotting, printing, and reproduction costs will be billed as reimbursables at direct costs x 1.15.

We believe that the above fees are reasonable and reflect the design efforts that the project will require. If you have any questions, comments, or concerns, please don't hesitate to call me.

Again, we thank you for this opportunity and we look forward working with GHURA on another project.

Thank you and Si Yu'os ma'ase,

Approved by:


 Andrew T. Laguafña, FAIA, NCARB
 Principal

Attachments:

TGE proposal, dated 02/25/19 (civil and structural)

WMES proposal, dated 02/22/19 (mechanical, plumbing, and fire protection)

EMCE proposal, dated 02/22/19 (electrical)

Page 2 of 2

TG ENGINEERS, PC

February 25, 2019

Architects Laguaña, LLC
446 East Marine Corps Drive
Suite 200
Hagatna, Guam 96910
tel. (671)632-6251/2

ATTN: Ms. Pelita Lobaton, Project Manager

RE: WOMEN'S TREATMENT CENTER, TOPOGRAPHIC SURVEY,
CIVIL & STRUCTURAL ENGINEERING - FEE PROPOSAL

Hafa adai Pelita,

TG Engineers, PC (TGE) is pleased to submit our Fee Proposal for the referenced project.

1.0 PROJECT DESCRIPTION

The project is a Women's-only Residential treatment Facility in Tiyan.

General info:

- 6,000 sf women-only residential treatment facility
- privacy and confidentiality are critical
- review RFQ, attached
- clients: some are walk-in (voluntary), others are required to enroll in the program by the courts- outpatient and in-house clients
- treatment: for drugs and alcohol
- length of treatment: up to 6 months
- timeline: design - 3 months, bidding - 1-1/2 months, construction - 1 year

Developing program (based loosely on the men's center):

- lobby/reception
- laundry room 2 washers/2 dryers (3w/3d ideal)
- 3-4 12x12 offices
- TV/rec room, 20x30
- 2-3 group rooms (15x15)

WTF Fee Proposal
2/25/2019

- 10 women's beds (8 regular, 2 ADA), 2 beds per bedroom; two of the beds are a detox room with 2 beds and 1 bathroom with potential to increase to 4 beds (2 bunks)
- library
- kitchen and dining room, assume residential ansul hood for now (food is delivered to clients AND the clients can cook for themselves as well)
- split units preferred, not central a/c
- elevator
- public toilet, and group resident toilet and shower rooms
- typhoon shutters
- weight room/smoking area (can be outdoor covered)
- lots of storage and utility space
- generator
- design for expansion if possible
- separate processing center (in another building as interiors work or as an expansion)

Design considerations:

- building needs to be insurable
- energy-efficient design
- compliance with EPA, ADA
- assume that there is adequate parking
- fire sprinklers required?
- fire water tank required?

2.0 SCOPE OF SERVICES

2.1 Topographic Survey & Mapping

2.2 Engineering Design

- a. Civil Engineering
- b. Structural Engineering

2.3 Bid Phase Services

- a. Respond to Contractor RFI's during the Bid Phase.
- b. Issue any addenda required

2.4 Construction Phase Services

- a. Respond to Contractor RFI's
- b. Submittal Reviews
- c. Conduct 3-site reviews (civil)
- d. Attend 3-progress meetings (civil & structural)

We propose to complete the Scope of Services for a lump sum fee of \$37,000.

DESCRIPTION	FEE
Topographic Survey & Mapping	\$6,500
Civil Engineering	\$10,200
Structural Engineering	\$16,200
Construction Administration	
- Civil	\$2,300
- Structural	\$1,800
Subtotal	\$ 37,000
BP Tax	\$0
TOTAL	\$ 37,000

BPT is excluded and paid by the Prime Consultant. We will invoice monthly for the percentage of work completed.

4.0 SCHEDULE AND DELIVERABLES

We will work with the project team to meet the schedule required.

5.0 ASSUMPTIONS

- 5.1 A recorded property Boundary Map will be provided for our reference with the Topographic Survey
- 5.2 The Geotechnical Report will be provided for our use.
- 5.3 Environmental, Archaeological, Traffic and other studies that may be required for the project permitting are excluded and available as an additional service.
- 5.4 Construction phase permit documents are available as an additional service.
- 5.5 Storm water will be discharged within the property in onsite percolation facilities.
- 5.6 Water and sanitary sewer utilities are available for simple connections at the site perimeter.
- 5.7 Offsite infrastructure improvements are unknown will be additional services if required.

WTF Fee Proposal
2/25/2019

We look forward to your favorable review of our proposal. We are available to meet and discuss the proposal at your convenience, please call me at 647-0808 with any comments or questions.

Si Yu'os Ma'ase,
TG Engineers, PC

A handwritten signature in black ink, appearing to read "Tor Gudmundsen". The signature is stylized and cursive.

Tor Gudmundsen, PE
President

WM ENGINEERING SERVICES, LLC

P.O. Box 392
Hagåtña, Guam 96932

Tel: (671) 646-8127
Fax: (671) 646-0704
E-mail: main@wmesguam.com

February 22, 2019

Architects Laguana, LLC
446 E. Marine Corps. Dr. Suite 200
Hagåtña, Guam 96910

Attn.: Mr. Andrew T. Laguana, FAIA, NCARB

Re.: Residential Treatment Center for Women in Tiyan

We are pleased to present this proposal for mechanical engineering services for the proposed project above.

A. Project Description:

Proposed project is a new 1-story 6,000 sq.ft. residential treatment facility for women, to be in Tiyan, Guam.

B. Scope of Services:

Provide design documents for the air-conditioning, plumbing, life safety, fire sprinkler & fire alarm system in accordance with the requirements of RFP# 10-18-2018-CDBG. Design documents will include mechanical, plumbing, fire alarm & fire sprinkler drawings, calculations and specifications.

C. Services Not Included:

Construction cost estimates, reimbursable cost and Gross Receipt Tax (GRT).

D. Compensation:

Design Fee:	\$ 19,600.00
CA Services:	\$ 3,900.00

E. Indemnification: Owner shall indemnify and hold harmless WMES and all of its personnel from and against any and all claims damages. Losses and expenses (Including reasonable attorney's fees) arising out of or resulting from the performance of the services provided that may such claims, damage, loss or expense is caused in whole or in part by the breach of contract, negligent act or omission and/or strict liability of Owner, anyone directly or indirectly employed by Owner (except WMES), or anyone for whose acts any of them may be liable.

F. Risk Allocation: In recognition of the relative risks, rewards and benefits of the project to both the Owner and WMES, the risks have been allocated such that Owner agrees that, to the fullest extent permitted by law, WMES's total liability to Owner and/or Owner's client for any and all injuries, claims, losses, expensed, damages or claim expenses arising out this Agreement from any cause or causes, shall not exceed WMES's fee or \$2,000,000 whichever is less. Such causes include, but are not limited to WMES's negligence, errors, omissions, strict liability, and breach of contract or breach of warranty. Owner shall indemnify and hold harmless WMES for any claims, damages or losses in excess of the applicable limits of WMES's liability.

G. Termination of Services: The Owner may terminate This Agreement or WMES should the other fail to perform its obligations hereunder. In the event of termination, the Owner shall pay WMES for all services rendered to the date of termination, all-reimbursable expenses, and reimbursable termination expenses.

H. Ownership of Documents: All documents produced by WMES under this Agreement shall remain the property of the WMES and may not be used by the Owner for any other endeavor without the written consent of WMES.



888 N. Marine Corps Drive, Suite 210,
Tamuning, Guam 96913

I. **Arbitration:** Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or the breach thereof may be subject to and decided by arbitration only after first submitting the claim or dispute to non-binding mediation.

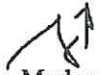
J. **Applicable Law:** Unless otherwise specified, the laws of the Government of Guam shall govern this Agreement.

I hope this proposal has met all your requirements. If you have any questions, please contact me at (671) 646-8127. Your approval and signature in the space provided below will form an agreement of services, when executed please return the signed copy via fax at (671) 646-0704 or via email at main@wmesguam.com It will serve as our Notice to Proceed (NTP).

I would like to thank you for this opportunity and look forward to working with you.

Sincerely,

WMES

Signed:  Marlon P. Notarte, P.E.

Approved by: _____

Date: February 22, 2019

Date: _____



888 N. Marine Corps Drive, Suite 210,
Tamuning, Guam 96913



SUITE 201, BUILDING 133
 ANTONIA COURT, TAMUNING
 P.O. BOX 9940 TAMUNING, GUAM 96931
 TEL: (671) 649-0166/7
 FAX: (671) 646-EMCE (3623)

FEE PROPOSAL

TO: Pelita Lobaton	DATE: February 28, 2019
COMPANY: Architect Laguana	Via email
FROM: Abner Mariano	PROPOSAL NO: 21-
SUBJECT: Women's Treatment Center, Tiyán	

We are pleased to provide you with our Fee Proposal for Electrical Engineering services for the above project.

A. Design: \$18,500

1. Electrical Systems
 - GPA Utility Service
 - Exterior and Interior Power
 - Exterior and Interior Lighting
 - Back-up Generator System
2. Telecommunication System (empty conduit system; cabling and devices by Owner's service provider)
 - Voice (Telephone)
 - Data
 - Cable TV
3. Fire alarm design by Others (FPE).
4. Technical Specifications
5. Basis of Design
6. Calculations
7. Budgetary Cost Estimate

B. Limited CA: \$5,000

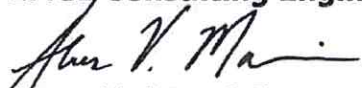
1. Product Data and Shop Drawing Review

2. Occasional Observations – Limited to 3 each
3. Punchlist
4. Final Inspection
5. Review Close-out Documents

If you have any questions regarding this proposal, please call us.

Sincerely,

EMCE Consulting Engineers



Abner Mariano, P.E.
Principal

February 28, 2019

Ray S. Topasna, Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida Avenue
Sinajaña, Guam 96910

Re: Fee Proposal, Scope of Work, and Scope of Services for Design Services for GHURA Residential Treatment Center for Women – Tiyan, Guam

Dear Mr. Topasna,

We are pleased to submit our fee proposal for a Residential Treatment Center for Women for design and construction administration services.

I. THE SCOPE OF WORK IS AS FOLLOWS.

SCOPE OF WORK: Design a 6,000 sf women's residential treatment center, to be located on The Salvation Army property in Tiyan. The goal is to seamlessly incorporate the new building onto an already-developed site with existing adjacent buildings, and site facilities and amenities.

The program will be programmatically similar to the Lighthouse Recovery Center (for men), but on a smaller scale:

- 5 bedrooms with a capacity for 10 beds total (includes 2 detox beds and 2 ADA beds)
- lobby/ reception area, library, kitchen and dining room
- laundry room: 2 washers/2 dryers minimum (3w/3d ideal)
- 3-4 12x12 offices
- TV/rec room, 20x30
- 2-3 group rooms (15x15)
- split-units (not central a/c)
- public toilet, group resident toilet and shower rooms
- typhoon shutters
- generator
- intake/processing center

II. OUR SCOPE OF DESIGN SERVICES IS AS FOLLOWS.

A. Design and Documentation.

1. Assist Owner with development of its program. Meet with GHURA and The Salvation Army to compile information about the center's operations, lay out program requirements, and organize priorities for the development of the design.
2. Provide construction drawings, specifications, and calculations for architectural, civil, structural, mechanical, plumbing, fire protection, and electrical work, for bid and permitting/ construction purposes.

B. Limited Construction Administration Services.

1. Perform three site visits for observation of construction progress, and document observations and findings on site reports. See attachments for details on consultant site visits.
2. Respond to Requests For Information (RFIs).
3. Review submittals and shop drawings.
4. Review Applications for Payment.

Page 1 of 2

5. Upon Substantial Completion, review Contractor's punch list. Perform one (1) pre-final punch list inspection and one (1) final punch list inspection.

C. The following are **NOT** included in the design services scope:

1. Special inspection services as may be required by Section 1704 of the 2009 IBC or by the AHJ.
2. Hydraulic tests for available water flow and pressure (typically provided by Owner).
3. Construction management.
4. Scale or 3D models/renderings.
5. Construction cost management/estimating.
6. Hazardous materials discovery and remediation.
7. Environmental services.
8. DPW permit clearance.
9. Design for fire pump and water tank.

For the above scope of work and services, we propose a total design fee in the amount of \$172,626.00. See attachments for consultant fee breakdowns.

	Design:	Limited CA:	Total:
AL <i>Architectural</i>	\$ 75,000.00	\$ 5,000.00	\$ 80,000.00
TGE <i>Survey</i>	\$ 6,500.00	---	\$ 6,500.00
<i>Civil</i>	\$ 10,200.00	\$ 2,300.00	\$ 12,500.00
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WMES <i>Mechanical/FPE</i>	\$ 19,600.00	\$ 3,900.00	\$ 23,500.00
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Total	\$146,000.00	\$18,000.00	\$164,000.00
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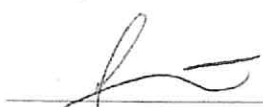
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We believe that the above fees are reasonable and reflect the design efforts that the project will require. If you have any questions, comments, or concerns, please don't hesitate to call me.

Again, we thank you for this opportunity and we look forward working with GHURA on another project.

Thank you and Si Yu'os ma'ase,

Approved by:


 Andrew T. Lagaña, FAIA, NCARB
 Principal

Attachments:

TGE proposal, dated 02/25/19 (civil and structural)

WMES proposal, dated 02/22/19 (mechanical, plumbing, and fire protection)

EMCE proposal, dated 02/22/19 (electrical)

Page 2 of 2

TG ENGINEERS, PC

February 25, 2019

Architects Laguaña, LLC
446 East Marine Corps Drive
Suite 200
Hagatna, Guam 96910
tel. (671)632-6251/2

ATTN: Ms. Pelita Lobaton, Project Manager

RE: WOMEN'S TREATMENT CENTER, TOPOGRAPHIC SURVEY,
CIVIL & STRUCTURAL ENGINEERING - FEE PROPOSAL

Hafa adai Pelita,

TG Engineers, PC (TGE) is pleased to submit our Fee Proposal for the referenced project.

1.0 PROJECT DESCRIPTION

The project is a Women's-only Residential treatment Facility in Tiyan.

General info:

- 6,000 sf women-only residential treatment facility
- privacy and confidentiality are critical
- review RFQ, attached
- clients: some are walk-in (voluntary), others are required to enroll in the program by the courts- outpatient and in-house clients
- treatment: for drugs and alcohol
- length of treatment: up to 6 months
- timeline: design - 3 months, bidding - 1-1/2 months, construction - 1 year

Developing program (based loosely on the men's center):

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- 3-4 12x12 offices
- TV/rec room, 20x30
- 2-3 group rooms (15x15)

WTF Fee Proposal
2/25/2019

- 10 women's beds (8 regular, 2 ADA), 2 beds per bedroom; two of the beds are a detox room with 2 beds and 1 bathroom with potential to increase to 4 beds (2 bunks)
- library
- kitchen and dining room, assume residential ansul hood for now (food is delivered to clients AND the clients can cook for themselves as well)
- split units preferred, not central a/c
- elevator
- public toilet, and group resident toilet and shower rooms
- typhoon shutters
- weight room/smoking area (can be outdoor covered)
- lots of storage and utility space
- generator
- design for expansion if possible
- separate processing center (in another building as interiors work or as an expansion)

Design considerations:

- building needs to be insurable
- energy-efficient design
- compliance with EPA, ADA
- assume that there is adequate parking
- fire sprinklers required?
- fire water tank required?

2.0 SCOPE OF SERVICES

2.1 Topographic Survey & Mapping

2.2 Engineering Design

- a. Civil Engineering
- b. Structural Engineering

2.3 Bid Phase Services

- a. Respond to Contractor RFI's during the Bid Phase.
- b. Issue any addenda required

2.4 Construction Phase Services

- a. Respond to Contractor RFI's
- b. Submittal Reviews
- c. Conduct 3-site reviews (civil)
- d. Attend 3-progress meetings (civil & structural)

We propose to complete the Scope of Services for a lump sum fee of \$37,000.

DESCRIPTION	FEE
Topographic Survey & Mapping	\$6,500
Civil Engineering	\$10,200
Structural Engineering	\$16,200
Construction Administration	
- Civil	\$2,300
- Structural	\$1,800
Subtotal	\$ 37,000
BP Tax	\$0
TOTAL	\$ 37,000

BPT is excluded and paid by the Prime Consultant. We will invoice monthly for the percentage of work completed.

4.0 SCHEDULE AND DELIVERABLES

We will work with the project team to meet the schedule required.

5.0 ASSUMPTIONS

- 5.1 A recorded property Boundary Map will be provided for our reference with the Topographic Survey
- 5.2 The Geotechnical Report will be provided for our use.
- 5.3 Environmental, Archaeological, Traffic and other studies that may be required for the project permitting are excluded and available as an additional service.
- 5.4 Construction phase permit documents are available as an additional service.
- 5.5 Storm water will be discharged within the property in onsite percolation facilities.
- 5.6 Water and sanitary sewer utilities are available for simple connections at the site perimeter.
- 5.7 Offsite infrastructure improvements are unknown will be additional services if required.

WTF Fee Proposal
2/25/2019

We look forward to your favorable review of our proposal. We are available to meet and discuss the proposal at your convenience, please call me at 647-0808 with any comments or questions.

Si Yu'os Ma'ase,
TG Engineers, PC

A handwritten signature in black ink, appearing to read 'Tor Gudmundsen', written in a cursive style.

Tor Gudmundsen, PE
President

WM ENGINEERING SERVICES, LLC

P.O. Box 392
Hagåtña, Guam 96932

Tel: (671) 646-8127
Fax: (671) 646-0704
E-mail: main@wmesguam.com

February 22, 2019

Architects Laguana, LLC
446 E. Marine Corps Dr. Suite 200
Hagåtña, Guam 96910

Attn.: Mr. Andrew T. Laguaña, FAIA, NCARB

Re.: Residential Treatment Center for Women in Tiyan

We are pleased to present this proposal for mechanical engineering services for the proposed project above.

A. Project Description:

Proposed project is a new 1-story 6,000 sq.ft. residential treatment facility for women, to be in Tiyan, Guam.

B. Scope of Services:

Provide design documents for the air-conditioning, plumbing, life safety, fire sprinkler & fire alarm system in accordance with the requirements of RFP# 10-18-2018-CDBG. Design documents will include mechanical, plumbing, fire alarm & fire sprinkler drawings, calculations and specifications.

C. Services Not Included:

Construction cost estimates, reimbursable cost and Gross Receipt Tax (GRT).

D. Compensation:	Design Fee:	\$ 19,600.00
	CA Services:	\$ 3,900.00

E. Indemnification: Owner shall indemnify and hold harmless WMES and all of its personnel from and against any and all claims damages. Losses and expenses (Including reasonable attorney's fees) arising out of or resulting from the performance of the services provided that may such claims, damage, loss or expense is caused in whole or in part by the breach of contract, negligent act or omission and/or strict liability of Owner, anyone directly or indirectly employed by Owner (except WMES), or anyone for whose acts any of them may be liable.

F. Risk Allocation: In recognition of the relative risks, rewards and benefits of the project to both the Owner and WMES, the risks have been allocated such that Owner agrees that, to the fullest extent permitted by law, WMES's total liability to Owner and/or Owner's client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out this Agreement from any cause or causes, shall not exceed WMES's fee or \$2,000,000 whichever is less. Such causes include, but are not limited to WMES's negligence, errors, omissions, strict liability, and breach of contract or breach of warranty. Owner shall indemnify and hold harmless WMES for any claims, damages or losses in excess of the applicable limits of WMES's liability.

G. Termination of Services: The Owner may terminate This Agreement or WMES should the other fail to perform its obligations hereunder. In the event of termination, the Owner shall pay WMES for all services rendered to the date of termination, all-reimbursable expenses, and reimbursable termination expenses.

H. Ownership of Documents: All documents produced by WMES under this Agreement shall remain the property of the WMES and may not be used by the Owner for any other endeavor without the written consent of WMES.



888 N. Marine Corps Drive, Suite 210,
Tamuning, Guam 96913

I. **Arbitration:** Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or the breach thereof may be subject to and decided by arbitration only after first submitting the claim or dispute to non-binding mediation.


J. **Applicable Law:** Unless otherwise specified, the laws of the Government of Guam shall govern this Agreement.

I hope this proposal has met all your requirements. If you have any questions, please contact me at (671) 646-8127. Your approval and signature in the space provided below will form an agreement of services, when executed please return the signed copy via fax at (671) 646-0704 or via email at main@wmesguam.com It will serve as our Notice to Proceed (NTP).

I would like to thank you for this opportunity and look forward to working with you.

Sincerely,

WMES

Signed:  Marlon P. Notarte, P.E.

Approved by: _____

Date: February 22, 2019

Date: _____



888 N. Marine Corps Drive, Suite 210,
Tamuning, Guam 96913



SUITE 201, BUILDING 133
 ANTONIA COURT, TAMUNING
 P.O. BOX 9940 TAMUNING, GUAM 96931
 TEL: (671) 649-0166/7
 FAX: (671) 646-EMCE (3623)

FEE PROPOSAL

TO: Pelita Lobaton	DATE: February 28, 2019
COMPANY: Architect Laguana	Via email
FROM: Abner Mariano	PROPOSAL NO: 21-
SUBJECT: Women's Treatment Center, Tiyan	

We are pleased to provide you with our Fee Proposal for Electrical Engineering services for the above project.

A. Design: \$18,500

1. Electrical Systems
 - GPA Utility Service
 - Exterior and Interior Power
 - Exterior and Interior Lighting
 - Back-up Generator System
2. Telecommunication System (empty conduit system; cabling and devices by Owner's service provider)
 - Voice (Telephone)
 - Data
 - Cable TV
3. Fire alarm design by Others (FPE).
4. Technical Specifications
5. Basis of Design
6. Calculations
7. Budgetary Cost Estimate

B. Limited CA: \$5,000

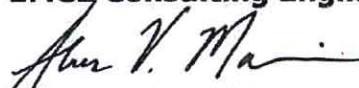
1. Product Data and Shop Drawing Review

2. Occasional Observations – Limited to 3 each
3. Punchlist
4. Final Inspection
5. Review Close-out Documents

If you have any questions regarding this proposal, please call us.

Sincerely,

EMCE Consulting Engineers



Abner Mariano, P.E.
Principal

Guam Housing and Urban

Architect- Engineer Cost Estimate

Propose project: Design of LRC for woman | Completion in weeks 8 weeks

A. Direct salary costs					
Special Ties	Job Titles	man-hr	rate \$	amounts	totals
Project Mgt Coordination	Project manager	250	120	30000	
				0	\$ 30,000.00
Architectural No. of dwgs(25)	Sr Designer	200	120	24000	
	Jr Engineer	80	60	4800	
	Cad operator	350	50	17500	\$ 46,300.00
Structural No. of dwgs()	Sr Designer	80	120	9600	
	Jr Engineer	120	60	7200	
	Cad operator	40	50	2000	\$ 18,800.00
Civil No. of dwgs()	Sr Designer	50	120	6000	
	Jr Engineer	40	60	2400	
	Cad operator	60	50	3000	\$ 11,400.00
Mechanical 4	Sr Designer	200	90	18000	
	Jr Engineer	40	45	1800	
	Cad operator	110	40	4400	\$ 24,200.00
Electrical 6	Sr Designer	80	120	9600	
	Jr Engineer	40	60	2400	
	Cad operator	60	50	3000	\$ 15,000.00
Specification no of pages(250)				0	
		110	50	5500	
				0	\$ 5,500.00
Total dwgs	total man-hrs	1910	Total salaries A		\$ 151,200.00

B. other Direct Costs				Amounts \$
1	Soil engineer/testing			5000
2	Survey			5000
3	repro			2000
4				
Total other Direct Cost A & B				\$ 163,200.00

C. Overhead Pools				
	Titles	Rate %	Bases \$	
1	GRT	0.05		\$ 8,160.00
2	Contingencies	0		\$ -

D. Total cost to Architect-Engineer	\$ 171,360.00
E. Profit 10% of D	0.1 \$ 17,136.00
F. Total cost to Government	\$ 188,496.00

Prepared by: Albert santos
 Title: A/E
 10/2/2018