



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., April 11, 2023  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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- I. ROLL CALL**
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS**  
1<sup>st</sup> Printing – Tuesday, April 04, 2023  
2<sup>nd</sup> Printing – Sunday, April 09, 2023
- III. APPROVAL OF PREVIOUS BOARD MINUTES – March 14, 2023**
- PAGE (S)**
- IV. NEW BUSINESS**
1. Intent to Award ..... 1 - 5  
IFB#GHURA-23-09-MOD9-AMP4; Renovation of Nine (9) Public Housing Units
2. Change Order #1 .....  
IFB#GHURA-09-26-2017-CDBG; Up-grade of Baseball Fields in Sinajana and Umatac
- V. EXECUTIVE DIRECTOR'S REPORT**
1. Project Updates  
2. Division Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS**
1. HR Item: Executive Management Performance Evaluations for:
- Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)
  - Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)
2. Next proposed scheduled Board Meeting: Tuesday, May 09, 2023 @ 12:00 p.m.
- VII. EXECUTIVE SESSION**
- VIII. ADJOURNMENT**

## GUAM PUBLIC UTILITIES COMMISSION

### REQUEST FOR PROPOSALS FOR CONSULTING SERVICES (RELATIVE TO THE GUAM SOLID WASTE AUTHORITY) RFP NO. 002-FY23

The Guam Public Utilities Commission wishes to receive proposals for the performance of consulting services relative to the Commission's regulatory oversight supervision of the Guam Solid Waste Authority ("GSWA"). GSWA is responsible for managing the solid waste management system on Guam, which includes the storage, collection, generation, transportation, processing, recycling, and disposal of solid waste within Guam. By virtue of 10 Guam Code Annotated Sec. 51A104(a)(4) and Sec.51A301(c), (d), and (e), the Guam Public Utilities Commission is responsible for establishing and modifying rates, fees, and charges for the collection, transportation, disposal, storage, recycling and processing of solid waste, and for the servicing of debt obtained to undertake capital improvements to solid waste management. PUC also has the power to approve and amend all commercial, government and residential tipping and user fees.

The Commission seeks a consultant to assist and advise it with regard to all aspects of its regulatory duties.

Offerors are required to have background and knowledge regarding the operation of solid waste management systems, landfills, solid waste collection and disposal, and the finance thereof. The selected offeror will need to gain a thorough understanding of the operations of the Guam Solid Waste Authority, the Federal Consent Decree, and the transfer of control of the solid waste management system in Guam from the Court appointed Receiver to the Guam Solid Waste Authority. Such offeror will analyze applications for rate adjustments, economic and financial data of the GSWA, loan documentation and bond issues, and other matters relating to the operation and finances of the GSWA. The offeror is required to have accounting skills and familiarity with the rate setting process for public utilities.


The RFP will be issued on Tuesday April 4, 2023. All interested persons or firms are requested to obtain copies of RFP No. 002-FY23 at the Guam Public Utilities Commission, Suite 207, GCIC Building, 414 W. Soledad Avenue, Hagåtña, Guam 96910 or by e-mailing Ms. Lourdes Palomo, Administrator at [lpalomo@guampuc.com](mailto:lpalomo@guampuc.com). RFP copies may be picked up Monday through Friday, between 8:00 a.m. and 5:00 p.m., with the exception of official Government holidays.

Potential offerors may submit written questions on or before Friday May 5, 2023. Responses to the written questions will be made on or before Friday May 12, 2023. Submission of proposals will be due by 5:00 p.m. (Guam local time) on or before Friday June 16, 2023. Please make reference to RFP No. 002-FY23 on all submissions. Proposals must be received by Guam Public Utilities Commission on or before the due date to be considered for evaluation.

/s/ Dr. Jeffrey C. Johnson, Chairman

The Guam Public Utilities Commission is an equal opportunity employer and provider.  
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Lourdes A. Leon Guerrero  
Governor of Guam

### GHURA

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



Joshua F. Tenorio  
Lieutenant Governor of Guam

#### Board of Commissioners Meeting

**Tuesday, April 11, 2023 at 12:00 PM.**  
**This meeting is open to the public via Zoom.**

**Topic:**GHURA Board Meeting Tues., 4/11/2023  
**Time:** Apr 11, 2023 12:00 PM Guam, Port Moresby

**Join Zoom Meeting:**  
<https://us06web.zoom.us/j/87533149790?pwd=UFpGVkFhVDY3RfhCNWc4MjVCVWFVZkdz09>  
**Meeting ID:** 875 3314 9790 · **Passcode:** 283141

**Watch Youtube Live Stream:** <https://www.youtube.com/channel/UCCgKWU0k0mTOF0Lyn48ULag>

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The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).  
For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.  
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## SPEAKER THERESE M. TERLAJE

*Committee on Health, Land, Justice & Culture*  
*I Mina'trentai Siette na Liheslaturan Guåhan*

### NOTICE OF PUBLIC HEARINGS • TUESDAY, APRIL 11, 2023

Guam Congress Building, Public Hearing Room

#### AGENDA

- 1:00 PM:**
- Presentation of Resolution No. 69-37 (COR) – Therese M. Terlaje/ Chris Barnett – “Relative to supporting the growth of Chamoru Language Medium education and instruction in Guam, by strengthening Chamoru language medium teacher training, curriculum development and assessment in our schools, and community and leadership commitment, engagement, and collaboration in our community.”
  - Roundtable Discussion to solicit recommendations on how the full development of Chamoru Language Medium education, and instruction on Guam can be supported by members of the Chamoru Language Consortium, all Chamoru language stakeholder, policy makers and the Governor.
- 3:00 PM:**
- **Bill No. 7-37 (COR) – Christopher M. Dueñas – AN ACT TO ADD A NEW §§ 19406 & 19505.1 AND TO AMEND §§ 19405(b), 19405(c), 19604(a), 19604(c), 19604(d)(2) & 19805(c) ALL OF CHAPTER 19, TITLE 10 GUAM CODE ANNOTATED RELATIVE TO PROHIBITING THE SUSPENSION OF CONSTITUTIONAL RIGHTS AND TO REPEAL CRIMINAL PENALTIES FOR VIOLATIONS OF EXECUTIVE ORDERS.**
  - **Bill No. 79-37(COR) – Thomas J. Fisher – AN ACT TO AMEND §80.37(a)(1) OF ARTICLE 2, CHAPTER 80, TITLE 9, GUAM CODE ANNOTATED, RELATIVE TO A SPECIAL ALLEGATION OF POSSESSION AND USE OF A DEADLY WEAPON IN THE COMMISSION OF A FELONY.**
  - **Bill No. 21-37 (COR) – Dwayne T. D. San Nicolas – AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 80, TITLE 9, GUAM CODE ANNOTATED RELATIVE TO THE CREATION OF PROVISION TO AUTHORIZE JUDICIAL CORPORAL PUNISHMENT AS AN ADDITIONAL FORM OF JUDICIAL SENTENCE.**

The public is invited to provide oral testimony on the agenda items. Written testimony may be submitted to [senatorterlaje@guam@gmail.com](mailto:senatorterlaje@guam@gmail.com) or hand delivered to the Office of Speaker Therese M. Terlaje at the Guam Congress Building. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations should contact the Office of Speaker Therese M. Terlaje at (671) 472-3586 or [senatorterlaje@guam@gmail.com](mailto:senatorterlaje@guam@gmail.com). All hearings broadcast on GTA TV Channel 21, Docomo Channel 117 and livestream on the Guam Legislature YouTube. <https://www.youtube.com/c/GuamLegislatureMedia>. This Ad was paid with Legislature Funds.

## GUAM PUBLIC UTILITIES COMMISSION

### REQUEST FOR PROPOSALS FOR CONSULTING SERVICES (RELATIVE TO TELECOMMUNICATIONS COMPANIES) RFP NO. 004-FY23

The Guam Public Utilities Commission [PUC] wishes to receive proposals for the performance of consulting services relative to the Commission's regulatory oversight supervision of Telecommunications Companies. By virtue of 12 Guam Code Annotated Sections 12101 et. seq., the Guam Telecommunications Act of 2004, the Public Utilities Commission is responsible for regulating Telecommunications companies in Guam. The Commission seeks a consultant to assist and advise it with regard to all aspects of its regulatory duties regarding telecommunications.

Offerors are required to have background and knowledge regarding the operation of telecommunications companies, including technical and engineering aspects of operations. In addition, Offerors must be familiar with the regulatory process for telecommunications companies. Direct experience in advising public utility commission(s) is required. The selected Consultant must be familiar with or become familiar with the specific legal and regulatory framework under Guam Law applicable to telecommunications companies.

The Consultant may analyze matters which relate to the following: issuance of certificates of authority, and transfer thereof; the adoption and implementation of just, reasonable, and non-discriminatory rates, charges, classifications, and terms and conditions, for telecommunications services; telecommunications tariffs of rates and charges; applications for designation as eligible telecommunications carriers; applications for USAC Certification, or other telecommunications matter within the jurisdiction of the PUC. The Offeror is required to have regulatory accounting skills and familiarity with the rate setting process for telecommunications companies.

The RFP will be issued on Tuesday April 4, 2023. All interested persons or firms are requested to obtain copies of RFP No. 004-FY23 at the Public Utilities Commission, Suite 207, GCIC Building, 414 W. Soledad Avenue, Hagåtña, Guam 96910 or by e-mailing Ms. Lourdes Palomo, Administrator at [lpalomo@guampuc.com](mailto:lpalomo@guampuc.com). RFP copies may be picked up Monday through Friday, between 8:00 a.m. and 5:00 p.m., with the exception of official Government holidays.

Potential offerors may submit written questions on or before Friday May 5, 2023. Responses to the written questions will be made on or before Friday May 12, 2023. Submission of proposals will be due by 5:00 p.m. (Guam local time) on or before Friday June 16, 2023. Please make reference to RFP No. 004-FY23 on all submissions. Proposals must be received by Guam Public Utilities Commission on or before the due date to be considered for evaluation.

/s/ Dr. Jeffrey C. Johnson, Chairman

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Opening for Hospital Staff Physician-Hospitalist w/Guam Healthcare Development, Inc. dba Guam Regional Medical City in Dededo, GU. Min Reqs: Dr of Medicine degree or First Professional Degree in Medicine (may be foreign educational equivalent); completion of 3-year residency program in Internal Medicine; Board Eligible or Board Certified in Internal Medicine; and licensed to practice medicine on Guam by the Guam Board of Medical Examiners. Diagnoses, treats, and provides continuous care to adult hospital inpatients in the general, medical telemetry, and surgical wards. Send CV by mail to 133 Route 3, Dededo, GU 96929 or email to [Charlotte.Huntsman@GRMC.gu](mailto:Charlotte.Huntsman@GRMC.gu). Verification of qualifications required upon request.

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## Department of Land Management

P.O. Box 2950, Hagåtña, Guam 96932  
Tel: 671-649-5263 Ext. 300: Fax: 671-649-5383



### PUBLIC HEARING NOTICE

**Date: Wednesday, April 19, 2023**  
**Time: 6:00 pm**  
**Place: Santa Rita Senior Center**

Application No. 2022-18, Samjoo, Inc.; Zone Change request from "A" to "R-2"; for the proposed development of a 192-unit multi-family subdivision, Lot 402-R10-1-1-R1, Santa Rita.

*Funding Source provided by the Applicant.  
Person(s) requiring special accommodations, please call 671-649-5263, ext. 300*



### GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



LORDES A. LEON GUERRERO  
Governor of Guam

**Board of Commissioners Meeting**  
**Tuesday, April 11, 2023 at 12:00 PM.**  
**This meeting is open to the public via Zoom.**

Topic: GHURA Board Meeting Tues., 4/11/2023  
Time: Apr 11, 2023 12:00 PM Guam, Port Moresby

Join Zoom Meeting:  
<https://us06web.zoom.us/j/87533149790?pwd=UFpGVkFvVDY3RFlhcnNWc4MVIwVWFZdz09>  
Meeting ID: 875 3314 9790 • Passcode: 283141

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- Floor to ceiling glass sliding door covering entire back wall
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- Coffee table with 2 sofa chairs
- Work/dining table with 2 dining chairs
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- Built-in closet with shelves and hanging rod
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RESUME

### FBI Guam Citizens Academy Alumni Association, Inc.

#### Statement of Financial Position

Unaudited

	2022	2021
<b>Assets</b>		
Cash in Bank	\$ 8,911.93	\$ 10,509.81
Accounts Receivables	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 8,911.93</b>	<b>\$ 10,509.81</b>
<b>Liabilities &amp; Net Assets</b>		
Total Liabilities	\$ -	\$ -
Equity	\$ 8,911.93	\$ 10,509.81
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 8,911.93</b>	<b>\$ 10,509.81</b>

#### Statement of Activities

Unaudited

	2022	2021
<b>Revenue</b>		
Membership Dues	\$ 1,900.00	\$ 2,096.62
Fundraising	\$ -	\$ 1,260.00
Other Income - Events	\$ 245.80	
<b>Total Revenue</b>	<b>\$ 2,145.80</b>	<b>\$ 3,356.62</b>
<b>Expenditures</b>		
Advertisement	\$ -	\$ 180.00
Bank Charges	\$ 51.00	\$ 36.00
Chapter Dues	\$ -	\$ 350.00
Events & Meetings	\$ 1,192.68	
Outreach Activities	\$ 1,050.00	\$ 2,163.10
Post Office Box Rental		\$ 176.00
Other Reimbursements	\$ 400.00	\$ 350.00
Donation - Special Olympics	\$ 1,050.00	\$ -
<b>Total Expenditures</b>	<b>\$ 3,743.68</b>	<b>\$ 3,255.10</b>

<b>Change in Net Assts</b>	<b>\$ (1,597.88)</b>	<b>\$ 101.52</b>
Add: Asset Beginning	\$ 10,509.81	\$ 10,408.29
<b>Net Asset - End</b>	<b>\$ 8,911.93</b>	<b>\$ 10,509.81</b>



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., March 14, 2023  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**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 **12:03 P.M., Tuesday, March 14, 2023**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that 6 members of the Board of Commissioners were present, representing a quorum, and that the meeting would proceed as scheduled.

<p><b>PRESENT:</b>  <b>Dr. John Rivera</b>, Chairman  <b>Frank Ishizaki</b>, (attended via Zoom)          Commissioner  <b>Anisia Delia</b>, Commissioner  <b>Nate Sanchez</b>, Commissioner  <b>Emilia Rice</b>, Commissioner  <b>Karl Corpus</b>, Resident Commissioner</p> <p><b>ABSENT:</b>  <b>Monica Guzman</b>, Vice Chairwoman          (term expired)</p> <p><b>LEGAL COUNSEL:</b>          Elicio Florig</p>	<p><b>MANAGEMENT &amp; STAFF:</b>  <b>Elizabeth Napoli</b>, Executive Director  <b>Fernando Esteves</b>, Deputy Director  <b>Audrey Aguon</b>, Special Assistant  <b>Frances Danieli</b>, Fiscal Controller  <b>Sonny Perez</b>, AE Manager  <b>Dr. Kimberly Bersamin</b>, HR          Administrator  <b>Katherine Taitano</b>, CDBG Manager  <b>Norma San Nicolas</b>, Section 8          Administrator  <b>Antonio Camacho</b>, Supply Management          Administrator  <b>Stephan Baza</b>, Section 8 Inspector          Supervisor</p> <p><b>PUBLIC:</b>          Senator Roy Quinata</p>
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**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Tuesday, March 7, 2023**  
**2<sup>nd</sup> Printing – Sunday, March 12, 2023**  
**ACKNOWLEDGED by Chairman Rivera**

**III. APPROVAL OF PREVIOUS BOARD MINUTES – February 21, 2023**

**[028/23] Commissioner Delia moved to approve the board meeting minutes of February 21, 2023, subject to corrections. Commissioner Sanchez seconded the motion. The motion was passed unanimously.**

#### **IV. NEW BUSINESS**

##### **1. Resolution No. FY2023-009**

**Resolution commending Mrs. Monica O. Guzman for her dedication and contributions as the Vice Chairwoman of the GHURA Board of Commissioners.**

**[029/23] Director Napoli read Resolution No. FY2023-009 to the BOC.**

Chairman Rivera stated that anyone who gives themselves in service for several years is worthy of mention. He referenced a part in the Resolution that stated that Vice Chairwoman Guzman contributed positively to the lives and successes of thousands upon thousands of our island residents and added that there was no better measure of success.

**[030/23] Commissioner Delia moved to approve Resolution No. FY2023-009 commending Mrs. Monica O. Guzman for her dedication and contribution as the Vice Chairwoman of the GHURA Board of Commissioners. Commissioner Sanchez seconded the motion. The motion was passed unanimously.**

##### **2. Resolution No. FY2023-010**

**Resolution Requesting Additional Positions in the Public Housing-AMP1 and AMP3 Divisions**

**[031/23] Director Napoli read Resolution No. FY2023-010 to the BOC.**

- Director Napoli indicated that a correction had to be made to the resolution under the AMP3 Maintenance worker position per annum pay. The correction should read \$33,315.00.

Deputy Director Esteves stated that as a procedural matter, the board should vote on the resolution as amended. He indicated that GHURA conducted an operational analysis of the AMPs to determine where the backlog comes from. This typically is a 45-day turn-around and it was determined that the biggest backlog was with the Interviewer Clerk. He added that every AMP will be getting an additional Interviewer Clerk to assist with efficiency and to have succession planning in place. Internally, GHURA has taken funded vacancies and reprogrammed them. Per the requirements of the board, any new positions above the staffing patterns require board approval. Deputy Director Esteves humbly requested the board's consideration for approval of the resolution.

Chairman Rivera inquired about how Interviewer Clerks are assigned to the AMPs. Deputy Director Esteves indicated that each AMP has their own budget, but due to

staffing shortages, GHURA can detail ICs to other AMPs creating a larger pool of trained individuals.

There were no further discussions.

**[032/23] Commissioner Sanchez moved to approve Resolution FY2023-010 resolution requesting additional positions in the public housing AMP1 and AMP3 divisions with an amendment of a period instead of a comma with the salary of \$33,315. Commissioner Ishizaki seconded the motion. The motion passed unanimously.**

**3. Intent to Award IFB#GHURA-23-03-CDBG-5TREN; Talofoto Renaissance Concrete Repair.**

**[033/23] Director Napoli requested that the board table item #3, Intent of award IFB#GHURA-23-03-CDBG-5TREN, Talofoto Renaissance Concrete Repair, for the next scheduled board meeting.**

**[034/23] Chairman Rivera announced officially that new business Item #3 of the March 14, 2023 board meeting agenda will be tabled.**

**4. Resolution No. FY2023-011, Resolution approving the Write-Off Tenant Accounts Receivable.**

**[035/23] Director Napoli read Resolution No. FY2023-011 to the BOC**

- Director Napoli added that what happens after a write-off, the names are forwarded to the Department of Revenue and Taxation. Refunds may not be released to those with outstanding balances owed to GHURA.**

Commissioner Ishizaki inquired about the reasons why AMP4's write-off was much higher than the other AMPs. Director Napoli indicated that AMP4 is the largest AMP site with the most residents, which may be the reason for the higher number of write-offs. Deputy Director Esteves added that there have also been staffing challenges which also add to the difficulty in collections. He stated that HR had recently hired additional Housing Specialists to go after collections aggressively. However, the issue of residents not responding or not having the ability to pay continues. He added that documentation and proof of collection attempts is required by HUD because it does affect GHURA's overall score.

Director Napoli stated that site managers have informed residents with past due rents that they can seek assistance through the Emergency Rental Assistance

program administered by the Department of Administration. Unfortunately, due to various reasons, some residents are either ineligible or choose not to apply. When GHURA has exhausted all its efforts to collect those monies, they must be taken out of the books and referred to the Department of Revenue and Taxation.

Deputy Director Esteves added that there are situations where additional fees get added on to the monies due to GHURA, such as the abandonment of the unit or if there are significant damages to the unit that require cleaning or repairs, those situations will drive up the cost owed by the tenant.

Commissioner Delia inquired about the reasons for termination and Termination Grievance Hearing Process. Deputy Director Esteves stated that per HUD regulation, tenants are allowed an opportunity to appeal the decision. Usually, gross violations that warrant a termination often result in the Termination Grievance Hearing process. GHURA does allow the tenants due process.

Commissioner Ishizaki inquired about the success rate of recovering the monies owed to GHURA via the Department of Revenue and Taxation. Director Napoli indicated that the Department of Revenue and Taxation has garnished refunds from individuals who have outstanding balances with GHURA. Due to this process, Director Napoli stated that collections have been successful.

Commissioner Rice inquired about the timeline that outstanding balances remain with the Department of Revenue and Taxation. Deputy Director Esteves stated that he will get the information and forward it to the board.

Commissioner Sanchez inquired about whether penalties and interest were added to the debt once at collections. Deputy Director Esteves confirmed that they are added to the outstanding balance.

There were no further discussions.

**[036/23] Commissioner Delia moved to approve Resolution No. FY2023-011, the Resolution approving the Write-Off Tenant Accounts Receivable for Property sites AMP1 in the amount of \$9,594.63, AMP2 in the amount of \$951.41, AMP3 in the amount of \$9,006.85, AMP4 in the amount of \$38,051.85, and Guma Trankilidat in the amount of \$476.35 in the total amount of \$58,081.09. Commissioner Rice seconded the motion. The motion was passed unanimously.**

## V. CORRESPONDENCES AND REPORTS

### 1. Travel Reports- Travel for NSPIRE Training, Ref: Minute No. 006/23

**[037/23] Deputy Director Esteves presented on behalf of himself, Stephan Baza, and Michael Orot and stated the following:**

- All three attended the conference, **Get Ready NSPIRE** on behalf of GHURA on January 31, 2023
- Representation from the policy side, Section 8, and Public Housing
- Met with HUD Deputy Secretary, Ashley Sherriff, (Head of REAC), Region IX Administrator, Jason Pu, and the Executive Director for Public Health of Northern California.
- In-Person conference provided valuable information unavailable via the NSPIRE website
- New Standards were discussed.
- Exemptions and exceptions processes were discussed.
- GHURA was able to advocate for applicability standards.
- Pending HUD decisions in progress
- GHURA anticipated Public Housing REAC Inspection (UPCS Standard) cancelled.
- NSPIRE Standard postponed to July 2023
- NSPIRE applies to Public Housing, Housing Choice Voucher (Section 8), Community Planning and Development (CPD), and Multi-Family (MF)
- Standards will be published in 23 CFR Part 5 Subpart G
- NSPIRE merges UPCS (PH& MF) and HQS (Section 8) into a single uniform standard
- NSPIRE focuses on Health and Safety weighted heavily on unit interiors.
  1. Common areas and exterior are secondary (NSPIRE)
  2. Less emphasis on cosmetics and curb appeal (UPCS)
- NSPIRE scoring will consider tenant feedback, projected implementation. on FY2023 4<sup>th</sup> quarter
- NSPIRE built on Sales Force digital platform.
- April 1, 2023, is the effective date for NSPIRE
- July 1, 2023, Inspection of Record (IR) begins for Public Housing
- HUD REAC contact will provide addition information on how to prepare.
- During IR, nothing will be held against GHURA for 12 months.
- August 1, 2023 submit the budget relative to what GHURA needs added into the FY2024 budget
- October 1, 2023 Inspection of Record (IR) for Section 8, Multi-Family, and CPD



Commissioner Ishizaki inquired about whether discussions were made regarding environmental hazards unique to Guam, such as radon, hazardous chemicals, or WWII ordinance. Deputy Director Esteves indicated that any hazardous environmental constituent does affect what GHURA does and will look into how it will apply to the NSPIRE standard. He added that GHURA is preparing a grant submission to address radon concerns within its public housing. Once more information is made available, it will be reported to the board.

Director Napoli added that she is communications with GHURA's HR division to reach out to Nan McKay to possibly send a representative to Guam to train all of GHURA's inspectors and maintenance staff to better understand the new standards that will be used moving forward.

**[038/23] Commissioner Delia moved to approve the Travel Expense reports for Michael M. Orot, Stephen T. Baza, and Fernando B. Esteves attending the NSPIRE Conference. Commissioner Rice seconded the motion. The expense reports were accepted unanimously by the board.**

## **VI. EXECUTIVE DIRECTOR'S REPORT**

### **1. Project Updates**

**[039/23] Executive Director Napoli deferred the discussion to Mr. Sonny Perez, AE Manager for project updates**

Mr. Sonny Perez stated the following:

- **Umatac Baseball Field**- as of 3/14/2023, Occupancy permit executed and signed. Once the permit is delivered to GHURA, a public announcement will be made for public usage. Project is completed.
- **Inarajan Basketball Court**- JJ Global completed the DPW inspection of the Occupancy permit. Once the permit is delivered, a public announcement will be made for public usage.
- **Women's Treatment Center**- GHURA had requested that the contractor meet the standards for OSHA on safety. Construction is 43% complete.
- **HOMES Construction (Panao and Agat)**- ongoing, expected completion by end of May 2023
- **Genesis Tech- AMP1 Site Improvements Tree Change Order**- At a previous board meeting, Commissioner Corpus inquired about a tree that could potentially present challenges in the future at AMP1 site. **UPDATE: Tree had been removed.**

Commissioner Ishizaki inquired about the completion date of the Light House Recovery Building. Mr. Perez indicated that unofficially the projected date will be some time in September 2023.

Director Napoli added that the weekly meetings with AE, CPD, CDBG, and CFP regarding project compliance and the monitoring of expenditures continue and that an update to the board is forthcoming.

## **2. Division Updates**

**[040/23]** Introduction of the newly hired Mr. Antonio Camacho, Supply Management Administrator and Mr. Elicio Florig, GHURA's in-house Legal Counsel.

## **VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

### **1. [041/23] Dr. Bersamin announced a courtesy reminder to submit the following Executive Management Evaluations for:**

- Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)**
- Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)**

### **2. Next proposed scheduled Board Meeting: Tuesday, April 11, 2023 @ 12:00 p.m.**

**[042/23]** Chairman Rivera indicated that Ms. Audrey Aguon, Special Assistant, will send out notices to commissioners via email regarding a consensus on the next scheduled board meeting date.

## **VII. ADJOURNMENT**

**[043/23]** Commissioner Delia motioned to adjourn. Commissioner Rice seconded with no objections by other board members. Motion passed to adjourn the meeting at 1:31 PM.

**SEAL**

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**Elizabeth F. Napoli**  
**Board Secretary / Executive Director**

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Elizabeth F. Napoli   
Executive Director

**DATE:** March 22, 2023

**SUBJECT:** Intent of Award  
IFB # GHURA-23-09-MOD9-AMP4;  
Renovation of Nine (9) Public Housing Units

Bid opening for the subject project was held on February 24, 2023 at 2:00 p.m. A total of 3 contractors purchased a set of bid specifications of which both submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Guam Evergreen Corporation	[x] 15%	\$285,192.00
2	O.H. Construction	[x] 15%	\$292,000.00
3	Genesis-Tech Corp.	\$45,000.00	\$297,000.00
<b>Government Estimate</b>			<b>\$255,350.00</b>

The intent of the project is to modernize units as per scope of work. Base Bid 1 consists of 9 vacant units at the AMP4 sites. Of these 9 vacant units, 7 units are located in Toto and 2 are in Dededo. Modernization includes but is not limited to, cleaning building interiors and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work. A detailed scope of work is included in the bid documents for review.

In review of the bid results: Guam Evergreen Corporation provided the lowest responsive and responsible bid. They have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to Guam Evergreen Corporation. for the total amount of \$285,192.00. Funding is available under the Capital Fund Program.

Attachments: Bid Tabulation  
Clearance  
Gov cost estimate



Elizabeth F. Napoli, Executive Director

IFB-GHURA-23-09-MOD9-AMP4

Renovation of Nine (9) Public Housing Units

Proposal due date: February 24, 2023

Proposal due time: 2:00 p.m.

No	NAME OF BIDDER	Base Bid item 1	Bid Bond	Name of Bonding Co. and name	HUD 5369-A	AG Forms 2, 3, 4, 5, 7	AG Notarized 2, 3, 4, 5, 7	GHURA Form 09	GHURA Form 010	GHURA Form 013	GHURA Form 01B	Contractor License	Addendum 1
1.	Guam Energy Construction	285,192.00	15%	First Net Ins.	✓	✓	✓	✓	✓	✓	✓	✓	✓
2.	O.H. Construction	297,000.00	15%	First Net Ins.	✓	✓	✓	✓	✓	✓	✓	✓	✓
3.	Geest's Tech Corporation	297,000.00	45,000 Check	Bank of Guam	✓	✓	✓	✓	✓	✓	✓	✓	✓

ATTESTED BY: *[Signature]* Date: 2/24/23

Date: 2/24/23

Date: 2/24/23

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

To: File  
 From: Architect & Engineering Manager  
 Subject: GHURA-23-09-MOD9-AMP4; Renovation of Nine (9) Public Housing Units

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	OH Construction	Guam Evergreen Corporation
<b>Department of Labor:</b>			
ALPCD	3/2/2023	3/2/2023	3/2/2023
Fair Employment Practice	3/2/2023	3/2/2023	3/2/2023
Wage & Hour	3/2/2023	3/2/2023	3/2/2023
Workers Compensation	exp. 6/30/2023	exp. 6/8/2023	exp. 6/10/2023
<b>Guam Contractors License Board</b>	Contractor to obtain clearance from Guam Contractors License Board		
<b>U.S. Department of Labor</b>			
Revenue & Tax EIN/SSN	3/2/2023	3/2/2023	3/2/2023
<b>OSHA</b>			
Contractor to report to Revenue and Tax Office			
	3/8/2023	3/8/2023	3/8/2023
<b>SAM Debarred List</b>	3/20/2023	3/20/2023	3/20/2023

*Sonny P. Perez*  
 Sonny P. Perez, PE

## CFP Amp-4 (9units MOD)

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

1/11/2023

### BASIC BID

LOCATION	Unit Number	Bedrm.	Estimate Cost
Amp-4, gh-250, Toto	4A PAQ	3	\$ 37,832.50
Amp-4, gh-250, Toto	2B DUE	3	\$ 37,832.50
Amp-4, gh-250, Toto	5B DAM	4	\$ 46,010.00
Amp-4, gh-250, Toto	3A DAM	3	\$ 37,832.50
Amp-4, gh-250, Toto	8B DAM	4	\$ 46,010.00
Amp-4, gh-250, Toto	16A DAM	3	\$ 37,832.50
Amp-4, gh-250, Toto	34B DAM	3	\$ 37,832.50
Amp-4, gh-82, Dededo	D01	1	\$ 19,777.50
Amp-4, gh-82, Dededo	D03	1	\$ 19,777.50
	Total		<u>\$ 320,737.50</u>

## COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom Ghura-250		CONSTRUCTION CONTRACT NO.		SHEET 1 OF 1	
PROJECT TITLE:reno-4bdrm		IDENTIFICATION NO.		DATE PREPARED 5/12/2022	
ESTIMATED BY Andrew M. Manglona, Planner III		QUANTITY		ENGINEERING ESTIMATE	
ITEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	TOTAL
Termite treatment	1200	sf	\$ 0.60	\$ 720.00	
Interior Painting	2400	sf	\$ 1.50	\$ 3,600.00	
exterior entry & exit doors	2	ea	\$ 1,700.00	\$ 3,400.00	
exterior storage & WH doors	3	ea	\$ 1,200.00	\$ 3,600.00	
interior bedroom doors	4	ea	\$ 750.00	\$ 3,000.00	
interior bathroom & hallway doors	3	ea	\$ 550.00	\$ 1,650.00	
screen panels (repair)	4	ea	\$ 150.00	\$ 600.00	
Kitchen up-grade	1	ea	\$ 4,200.00	\$ 4,200.00	
remove old tiles & dispose	1200	sf	\$ 1.20	\$ 1,440.00	
install vinyl floor tiles	1200	sf	\$ 2.75	\$ 3,300.00	
bathroom up-grade	1	ls	\$ 1,600.00	\$ 1,600.00	
lighting fixtures	12	ea	\$ 125.00	\$ 1,500.00	
Change out medicine cabinet	2	ea	\$ 125.00	\$ 250.00	
New range hood	1	ea	\$ 120.00	\$ 120.00	
smoke detector	5	ea	\$ 220.00	\$ 1,100.00	
replace light switch & outlets	12	ea	\$ 65.00	\$ 780.00	
exterior works	1	ls	\$ 1,200.00	\$ 1,200.00	
General cleaning-in & out	1	LS	\$ 650.00	\$ 650.00	
total			\$ -	\$ 32,710.00	\$ 8,177.50
					Estimate cost per Bedroom Size
Up-grade electrical panel box	1	LS	\$ 7,500.00	\$ 7,500.00	
Sewer replacement	1	LS	\$ 8,000.00	\$ 8,000.00	2bdrm
Sewer replacement	1	LS	\$ 8,000.00	\$ 8,000.00	3bdrm
Sewer replacement	1	LS	\$ 12,000.00	\$ 12,000.00	4bdrm
Sewer replacement	1	LS	\$ 12,000.00	\$ 12,000.00	5bdrm
Up-grade kitchen cabint replacement	1	LS	\$ 5,800.00	\$ 5,800.00	
PARTITION HARDING CEMET BD (GH-82)	1	LS	\$ 5,800.00	\$ 5,800.00	1bdrm

UNIT COST BASED ON PREVIOUS MOD PROJECTS