



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 22, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, April 15, 2025

2nd Printing – Sunday, April 20, 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – April 08, 2025

	PAGE (S)
IV. NEW BUSINESS	
1. Intent of Award	1 - 4
IFB GHURA-25-005; Security Alarm Monitoring and After-Hours Answering Services	
2. Change Order #2	5 - 17
IFB GHURA-24-12; Rehabilitation of Bradley Building	
3. Resolution No. FY2025-023	18 - 27
Resolution approving the Write-Off Tenant Accounts Receivable	

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, May 13, 2025
@ 12:00 p.m.

VII. ADJOURNMENT



LOURDES A. LEON GUERRERO
Honorable Governor
Maga'haga

JOHN "JC" QUINATA
Executive Manager



**A.S. WON PAT INTERNATIONAL
AIRPORT GUAM**

P.O. Box 8770 Tamuning, GU 96931 • Tel: (671) 646-0300



JOSHUA F. TENORIO
Honorable LT. Governor
Sigundo Maga'lahi

ARTEMIO "RICKY" HERNANDEZ, Ph.D.
Deputy Executive Manager

REQUEST FOR PROPOSALS

DESIGNATED AVIATION CHANNELING SERVICES


RFP No. RFP-010-FY25

Deadline for Receipt of Written Questions (Single Point of Contact) 04/03/2025, 5:00 p.m. (ChST)	Proposal Submission Deadline (GIAA Admin Office - 3rd floor) 04/17/2025, 4:00 p.m. (ChST)
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For additional information, contact Ms. Jenielle Meno, the Single Point of Contact, via email at: giaarfp1025@guamairport.net


The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at www.guamairport.com. All Prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities, and such rejection or waiver will be in GIAA's best interest.

AD PAID FOR BY: ATURIDAT PUETTON BATKON AIREN ENTENASIONAT GUAHAN




LOURDES A. LEON GUERRERO
Honorable Governor
Maga'haga

JOHN "JC" QUINATA
Executive Manager



**A.S. WON PAT INTERNATIONAL
AIRPORT GUAM**

P.O. Box 8770 Tamuning, GU 96931 • Tel: (671) 646-0300



JOSHUA F. TENORIO
Honorable LT. Governor
Sigundo Maga'lahi

ARTEMIO "RICKY" HERNANDEZ, Ph.D.
Deputy Executive Manager

REQUEST FOR PROPOSALS

AIRPORT OPERATIONS DATABASE SYSTEM

RFP No. RFP-006-FY25

Deadline for Receipt of Written Questions (Single Point of Contact) 04/07/2025, 5:00 p.m. (ChST)	Proposal Submission Deadline (GIAA Admin Office - 3rd floor) 04/22/2025, 4:00 p.m. (ChST)
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For additional information, contact Ms. Jenielle Meno, the Single Point of Contact, via email at: giaarfp625@guamairport.net

The complete RFP packet and any addenda are available for public inspection at the GIAA Administration Office and for download from GIAA's website at www.guamairport.com. All Prospective offerors must register by submitting to GIAA the Acknowledgement of Receipt Form included as part of this RFP. GIAA shall not be liable for failure to provide notice(s) or addenda to any prospective offeror who does not submit an Acknowledgement of Receipt Form. GIAA reserves the right to reject any and all proposals or offers and to waive any and all informalities, and such rejection or waiver will be in GIAA's best interest.

AD PAID FOR BY: ATURIDAT PUETTON BATKON AIREN ENTENASIONAT GUAHAN

LAW OFFICES

CUNLIFFE & COOK

210 Archbishop Flores Street, Ste. 200
Hagåtña, GU 96910-5189
Telephone: (671) 472-1824
Telefax: (671) 472-2422

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE

OF

ENRIQUE MAFNAS CRUZ,

Deceased.

PROBATE CASE NO. PRO046-25

NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Bertha A. Cruz has filed a Petition for Letters of Administration.
2. A hearing on the petition will be heard on **Wednesday, April 23, 2025, at 11:40 a.m.**
3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts.org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jannette Samson at (671) 475-0141 or email jsamson@guamcourts.gov.

DATED: 20 MAR 2025.

JANICE M. CAMACHO-PEREZ,
Clerk of Court, Superior Court of Guam
By/s/ Alice B. Mendoza
Courtroom/Chamber

BROOKS CONCEPCION LAW, P.C.

247 Martyr Street, Ste. 101
Hagåtña, Guam 96910
(671) 472-6848 • (671) 477-5790
Attorneys for Administrator

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF

MAGDALENA BLAS LIZAMA,

Deceased.

PROBATE CASE NO: PRO028-25

NOTICE OF CREDITORS

Notice is hereby given by the undersigned, Tano A. Lizama, Administrator of the Estate of Magdalena Blas Lizama, deceased, to the creditors of, and all persons having claims against the said estate or against said deceased, that within sixty (60) calendar days after the first publication of this notice, they either file them with necessary vouchers in the office of the Clerk of the Superior Court, Guam, or exhibit them with the necessary vouchers to Tano A. Lizama, Administrator at the law offices of **ROOKS CONCEPCION LAW, P.C.**, at 247 Martyr Street, Ste. 101, Hagåtña, Guam, the same being the place for the transaction of the said estate.

Dated: 2/3/2025 .

/s/ Tano A. Lizama
Administrator of the Estate of
Magdalena Blas Lizama

CIVIL SERVICE COMMISSION

KUMISION I SETBISION SIBI
Bell Tower Suite 201, 710 W. Marine Corps Drive, Hagåtña, Guam 96910
Tel: (671) 647-1855 • Fax: (671) 647-1867


NOTICE OF MEETING

IN-PERSON MEETING AT 9:00 A.M. ON TUESDAY, APRIL 22, 2025.
The public can access a live stream of this meeting on the CSC website at: <https://us06web.zoom.us/j/87625934561?pwd=9sVco9BUfu6APo8qbD68smfMQakX8.1>
(Meeting ID: 876 2593 4561 / Passcode: 535448)


AGENDA:

- I. CALL TO ORDER.
- II. APPROVAL OF MINUTES: None.
- III. NEW BUSINESS: None.
- IV. OLD BUSINESS: None.
 - (1) SIGNING: JUDGMENT OF DISMISSAL. LeoRustum S. Espia vs. Guam Homeland Security (GHS); Case No.: 22-AA06T.
 - (2) GRIEVANCE HEARING. Franklin Nededog Santos vs. Department of Corrections (DOC); Case No.: 24-GR08.
- V. GENERAL BUSINESS:
 - (1) Bills and Laws affecting CSC: None.
 - (2) Administrative Counsel Litigation Update.
 - (3) Board Training: Civil Service Commission Board Members.
- VI. ADJOURNMENT

For special accommodations, please contact Maria P. Masnayan, CSC ADA Coordinator at (671) 647-1872 / (671) 647-1855.
/s/ Daniel D. Leon Guerrero, Executive Director
Paid by the Civil Service Commission



GHURA
Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinuuban Siudad Guahan
117 Bien Venida Avenue • Sinajana, Guam 96910
Phone: (671) 477-9851 • Fax: (671) 300-7565 TTY: (671) 472-3701
Website: www.ghura.org



JOSHUA F. TENORIO
Lieutenant Governor of Guam

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting

Tuesday, April 22, 2025 at 12:00 PM.

This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, April 22, 2025 @ 12P.M.
Time: Apr 22, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting
<https://us06web.zoom.us/j/86478248299?pwd=VE3yEchJnMNBf0dFeFwG2U5hZwJ0lj.1>
Meeting ID: 864 7824 8299
Passcode: 041211
Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmToFOLyn48ULag>


AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - April 8, 2025
- IV. NEW BUSINESS
 1. Intent of Award; IFB GHURA-25-005; Security Alarm Monitoring & After-Hours Answering Services
 2. Change Order #2; IFB GHURA-24-12; Rehabilitation of Bradley Building
 3. Resolution No. FY2025-023; Resolution approving the Write-Off Tenant Accounts Receivable
- V. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, May 13, 2025 @ 12:00 p.m.
- VII. ADJOURNMENT


The complete Board packet may be viewed on our website at 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.

This advertisement was paid for by GHURA.



MUNICIPALITY OF YONA
Mayors' Council of Guam • *Konsehelon Mahol Guahan*
P.O. Box 786 Agaña, Guam 96932



YONA MUNICIPAL PLANNING COUNCIL

Tuesday, April 15, 2025 • 6:30PM • Yona Community Center

- I. Call to Order
- II. Roll Call
- III. Secretary's Minutes
- IV. Treasurer's Report
- V. Approval of resolution changing the signatures of new MPC officers
- V. Chairman's Report
- VI. Old Business
 - a. MPC By-Laws
 - b. Street naming approval
 - c. FEMA Reimbursement Funds
 - d. Recycling Revolving Fund
 - e. Yona Solar Farm
 - f. Manenggon Memorial: June 6, 2025
 - g. Speed Bump requests
 - h. GiYe'na Softball Intramurals
 - i. Mes Chamoru ~ Geran Guma' Higai ~ District Hut Building Competition
 - j. St. Francis School partnership w/Office of People of Yona Food Drive
 - k. Spring Fest/Glow in the Dark Egg Hunt
- VII. New Business
 - a. Request for Ramp at Ilig Bridge
 - b. Yona Brand ~ Austin Terlaje
 - c. Yona Village Neighborhood Watch Program
 - d. Liberation Queen's Coronation
 - e. Liberation Day Parade/Yona Camp
 - f. Yona Festival ~ "Paradise Breeze by the Sea" ~ The Yona Fiestan Hanom
 - g. Yona Day
 - h. GEDA Grant ~ Yona Awarded \$10,000 Cultural Preservation
 - i. Request for 2 more MPC members???
 - j. District Subcommittees
- VIII. Projects and Events
 - a. Rise Up Campaign ~ Manenggon
 - b. GiYe'na Volleyball Intramurals
- IX. POTF/Announcements
- X. Adjournment

little type

BIG

RESULTS

use the classifieds
whether you're

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- selling
- hiring



Government of Guam

PUBLIC NOTICES Portal

Hafa Adai & Good Morning!

ChST 11:09 AM, Tuesday, April 15, 2025

Home

First Notice: GHURA Board of Commissioners Meeting - 04/22/2025 @12:00pm ChST

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First Notice: GHURA Board of Commissioners Meeting - 04/22/2025 @12:00pm ChST



ANNOUNCEMENT

Posted on: 04/15/2025 11:06 AM

Posted by: Julie Lujan

Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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GHURA Board of Commissioners Meeting will be held on April 22, 2025 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20April%2022%2C%202025%20BOC%20Mtg.%20Announcemen%281%29.pdf>

JOB ANNOUNCEMENT

Opening for Accountant w/TOR Investment Holding Corporation, Inc. in Barrigada, GU. Min Reqs: Bach deg in Accounting (may be foreign equiv.), 1 yr. of exp as an Accountant or Tax Accountant & 9 mos exp using QuickBooks accounting software. Reviews the financial performance of subsidiary companies, including monthly, quarterly, annual, and as-needed Income Statements and Balance Sheets; cash management reports; profit analysis reports, and other as-needed financial reports of gross profit margin, net profit margin, overall cost efficiency, and profitability of subsidiary companies' operations. Prepares cash flow statements to track the subsidiary companies' cash inflows and cash outflows. Provides financial analysis of subsidiary companies; coordinates with outside CPA firm for subsidiary's tax returns and generates schedules for external audits of subsidiary companies. Uses QuickBooks and other software programs in performing job duties. Send resume to Melissa V. Torres through mail at 1794 Army Drive, Ste. 103, Dededo, Guam 96929 or email to mec.cminvestments@gmail.com Verif. of qualif. required.

MARK WILLIAMS, ESQ.

LAW OFFICES OF MARK E. WILLIAMS, P.C.

166 West Marine Corps Drive
Suite 102 BankPacific Building
Dededo, Guam 96929
Telephone: (671) 637-9620
Facsimile: (671) 637-9660

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE
OF
JOSE LEON GUERRERO NINETE,
Deceased.

PROBATE CASE NO. PR0029-25

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by Petitioner, Administrator of the estate of JOSE LEON GUERRERO NINETE, deceased, to the creditors of, and all persons having claims against the said Estate or against said decedent, that within two (2) months after the first publication of this notice, all claims must be filed with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or must be established with the necessary vouchers to the Law Offices of Mark E. Williams, P.C., 166 West Marine Corps Drive, 102 BankPacific Building, Dededo, Guam 96929 the same being the place for the transaction of said Estate.

Dated this 14th day of April, 2025.

By: /s/ Mark Williams
MARK E. WILLIAMS
Attorney for Administrator

BROOKS CONCEPCION LAW, P.C.

247 Martyr Street, Ste. 101
Hagåtña, Guam 96910
(671) 472-6848 • (671) 477-5790
Attorneys for Lydia M. Mesa.

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF

TROY ALLEN EIBAN MESA,
Deceased.

PROBATE CASE NO: PR0027-25

NOTICE OF CREDITORS

Notice is hereby given by the undersigned, Georgette Bello Concepcion, Administratrix of the Estate of Troy Allen Eiban Mesa, deceased, to the creditors of, and all persons having claims against the said estate or against said deceased, that within sixty (60) calendar days after the first publication of this notice, they either file them with necessary vouchers in the office of the Clerk of the Superior Court, Guam, or exhibit them with the necessary vouchers to Georgette Bello Concepcion, Administratrix at the law office of BROOKS CONCEPCION LAW, P.C., at 247 Martyr Street, Ste. 101, Hagåtña, Guam, the same being the place for the transaction of the said estate.

Dated: April 5, 2025.

/s/ Georgette Bello Concepcion
Administratrix of the Estate of
Troy Allen Eiban Mesa

JOB ANNOUNCEMENT

Opening for Civil Engineer with TC Pacific Construction, LLC. in Upper Tumon, GU. Min Reqs: Bach. Deg. in Civil Engrg. or Civil Engrg. Technology (may be foreign educ equiv.); 1 yr of exp as a Civil Engineer or Quantity Surveyor/Cost Engineer; 1 yr. exp. using Primavera proj. management software of Microsoft Project software, and 6 months exp. using AutoCAD software. Performs civil engrg duties for const co engaged in const contracting services. Anlyz engineering project plans, tech. specs, and other civil eng. documents to determine, materials, labor, and equipment requirements. Participates with projects' const. scheduling. Prepares and analyzes bid proposals for subcontractors. Provides technical advice for engineering works; monitors progress of subcontractors and verifies subcontractors' billings. Assists in preparing drawings and close-out documents, warranty, and acceptance of the projects. Uses AutoCAD and Primavera project management software in performing job duties. Performs work at company's job sites in the MSA of GU. Travels each workday to the company's job sites in the MSA of Guam. Send resume to 718 N. Marine Corps Dr., East-West Business Center, Bldg. D, Suite 201, Upper Tumon, Guam 96913 or email to sano.hiroshi@tokyu-cnst.co.jp. Verif of qualifs req.

OFFICE OF MICHAEL J GATEWOOD LLC

MICHAEL J. GATEWOOD

michael@gatewoodlegal.com
330 Hernan Cortez Avenue, Suite 300
Hagåtña, GU 96910
Tel No. 671.473.6285
Attorneys for Petitioner
Bryan Scott Calvo

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF

BONIFACIO SABALAN CALVO,
Deceased.

PROBATE CASE NO. PR 35-25

NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Bryan Scott Calvo filed a Petition for Letters of Administration upon the Estate of decedent named above, reference to which Petition is hereby made for further particulars.

2. A Hearing on the Petition is set for April 30, 2025, at 9:30 am in the Courtroom of the Honorable Dana A. Gutierrez, Judge, Superior Court of Guam.

DATED: Hagåtña, Guam, March 11, 2025.

/s/ Janice Camacho-Perez

Clerk of Court, Superior Court of Guam

/s/ Pauline I. Untalan
Chamber/Courtroom Clerk

You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagatna, Guam or you may participate via Zoom by logging onto <https://guamcourts.org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior the designated hearing time.

BROOKS CONCEPCION LAW, P.C.

247 Martyr Street, Ste. 101
Hagåtña, Guam 96910
(671) 472-6848 • (671) 477-5790
Attorneys for Petitioner

IN THE SUPERIOR COURT OF GUAM IN THE MATTER OF THE ESTATE OF

GABRIEL P.N. LOMBARD,
Deceased.

PROBATE CASE NO: PR0032-25

NOTICE OF CREDITORS

Notice is hereby given by the undersigned, Peter N. Lombard, Executor of the Estate of Gabriel P.N. Lombard, deceased, to the creditors of, and all persons having claims against the said estate or against said deceased, that within two (2) months after the first publication of this notice, they either file them with necessary vouchers in the office of the Clerk of the Superior Court, Guam, or exhibit them with the necessary vouchers to Peter N. Lombard, Executor at the law office of BROOKS CONCEPCION LAW, P.C., at 247 Martyr Street, Ste. 101, Hagåtña, Guam, the same being the place for the transaction of the said estate.

Dated: April 9, 2025.

/s/ Peter N. Lombard
Executor of the Estate of
Gabriel P.N. Lombard



GHURA

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



Joshua F. Tenorio
Lieutenant Governor of Guam

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
Tuesday, April 22, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting Tuesday, April 22, 2025 @12P.M.
Time: Apr 22, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/86478248299?pwd=VE3yEchJnMNBfOdFeFWg2U5hZwJ0iJ.1>
Meeting ID: 864 7824 8299

Passcode: 041211

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLyn48Ulag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - April 8, 2025
- IV. NEW BUSINESS
 1. Intent of Award; IFB GHURA-25-005; Security Alarm Monitoring & After-Hours Answering Services
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 1. Next proposed scheduled Board Meeting - Tuesday, May 13, 2025 @ 12:00 p.m.
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The complete Board packet may be viewed on our website at www.ghura.org.

For more information, please contact Audrey Aguan at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.



YONA MUNICIPAL PLANNING COUNCIL Tuesday, April 22, 2025 • 6:30PM • Yona Community Center

You may join our Zoom meeting at:
<https://us05web.zoom.us/j/85165841141?pwd=Kxk78btQk07u1av3NM0REAO5FnpE8P.1>
Meeting ID: 851 6584 1141 • Passcode: YONA2025

- I. Call to Order
- II. Roll Call
- III. Secretary's Minutes
- IV. Treasurer's Report
 - a. Approval of resolution changing the signatures of new MPC officers
- V. Chairman's Report
- VI. Old Business
 - a. MPC By-Laws
 - b. Street naming approval
 - c. FEMA Reimbursement Funds
 - d. Recycling Revolving Fund
 - e. Yona Solar Farm
 - f. Manenggon Memorial: June 6, 2025
 - g. Speed Bump requests
 - h. GiYe'na Softball Intramurals
 - i. Mes CHamoru - Geran Guma' Higai ~ District Hut Building Competition
 - j. St. Francis School partnership w/Office of People of Yona Food Drive
 - k. Spring Fest/Glow in the Dark Egg Hunt
- VII. New Business
 - a. Request for Ramp at Ilig Bridge
 - b. Yona Brand - Austin Terlaje
 - c. Yona Village Neighborhood Watch Program
 - d. Liberation Queen's Coronation
 - e. Liberation Day Parade/Yona Camp
 - f. Yona Festival ~ "Paradise Breeze by the Sea" ~ The Yona Fiestan Hanom
 - g. Yona Day
 - h. GEDA Grant ~ Yona Awarded \$10,000 Cultural Preservation
 - i. Request for 2 more MPC members???
 - j. District Subcommittees
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 - a. Rise Up Campaign ~ Manenggon
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- IX. POTF/Announcements
- X. Adjournment

PAID FOR BY: YONA MPC



Government of Guam
PUBLIC NOTICES Portal

Håfo Adai & Good Morning! ChST 10:50 AM, Friday, April 18, 2025



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Notice Topic(s):

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Notices Posted Today

HIDE

**Second Notice: GHURA Board of Commissioners Meeting -
04/22/2025 @ 12:00pm ChST**



ANNOUNCEMENT

Posted on: 04/18/2025 10:48 AM

Posted by: Julie Lujan

Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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VIEW MORE DETAILS



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 8, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

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 **12:02 P.M., Tuesday, April 8, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **6 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/85167592340?pwd=BwkufJkZ9ZqOt5JbQQLXbGXHOB0DU.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner <i>*No Requests to attend meeting virtually were submitted via email.</i>	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje <input type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input type="checkbox"/> Frances Danieli, Controller <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input checked="" type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Procurement <input type="checkbox"/> Pearly Mendiola, GT Manager <input checked="" type="checkbox"/> Nicole Alejandro <input type="checkbox"/> Section 8 Staff and Fiscal Staff <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Patrick Lucas <input type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Tyler Mortera <input type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/>		
Public	Amor Say, Resolution recipient		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, April 1, 2025

2nd Printing – Sunday, April 6, 2025

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. APPROVAL OF PREVIOUS BOARD MINUTES: [432/25] Vice Chairman Sanchez moved to approve the board meeting minutes of March 25, 2025 subject to corrections. Commissioner Delia seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
1. Resolution No. FY2025-021; Resolution commending Ms. Amor M. Say, Planner III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)	<p>[433/25] Executive Director Napoli read Resolution No. FY2025-021 on pages 1 of 5 in the GHURA Board of Commissioners (BoC) April 8, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Ms. Katherine Taitano, RPE Chief Planner, and Dr. Kimberly Bersamin expressed their appreciation to Ms. Amor Say for her dedication, hard work, and years of service to GHURA and its clients.</p> <p>Chairman Rivera and Director Napoli presented Resolution No. FY2025-021 to Ms. Amor M. Say on behalf of the GHURA Board of Commissioners and the Executive Management.</p>	<p>[434/25] Commissioner Delia moved to approve Resolution No. FY2025-021, commending Ms. Amor M. Say, Planner III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA). Vice Chairman Sanchez, Commissioner Rice, and Commissioner Torres seconded the motion. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2025-022; Resolution adopting the Guam Elderly Multifamily Housing Program Tenant Selection Plan (TSP)</p>	<p>[435/25] Executive Director Napoli read the memorandum and Resolution No. FY2025-022 adopting the Guam Elderly Multifamily Housing Program Tenant Selection Plan on pages 2-5 of 5 in the GHURA Board of Commissioners (BoC) April 8, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Chairman Rivera inquired about what the biggest impact or anticipated impact was for the Guma Trankilidat residents. Ms. Pearly Mendiola, GT Property Site Manager, indicated that there were none. He asked whether adopting the Guam Elderly Multifamily Housing Tenant Selection Plan (TSP) would assist the GT tenants more. She added that the Asset Limitation portion of the TSP may impact the eligibility of some of the current tenants and new applicants.</p> <p>Vice Chairman Sanchez asked whether Ms. Mendiola had any concerns about the program that she'd like to share with the board. Ms. Mendiola indicated that she hopes to acquire more funding for Guma Trankiladat to do more for the residents. She indicated that she uses Reserve funding to upgrade and renovate the units to remain compliant based on the inspections that were conducted with Rural Development. She added that several units are almost completed and have a timeline of twenty years to complete all of the units. Vice Chairman Sanchez indicated that Ms. Mendiola may email the BoC members with future concerns that may potentially delay projects.</p> <p>There were no further discussions.</p>	<p>[436/25] Vice Chairman Sanchez moved to approve Resolution No. FY2025-022, adopting the Guam Elderly Multifamily Housing Program Tenant Selection Plan (TSP). Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously.</p>

VI. EXECUTIVE DIRECTOR'S REPORT

AGENDA ITAM	DISCUSSION	ACTION
1. Project Updates	<p>[437/25]- Executive Director Napoli stated the following:</p> <ul style="list-style-type: none">• The update was a follow-up to a request that was made at the previous board meeting regarding the Toto Gardens Basketball Court and Construction. Director Napoli shared photos of the following:<ul style="list-style-type: none">○ An arial view of the Toto Gardens project site○ Containers on the project site○ Contractor will be removing the three (3) containers located on the project site <p>Vice Chairman Sanchez asked whether the removal process had begun. Director Napoli stated that the project had begun and removal and disposal is ongoing. She also added that she will be requesting that progress photos be submitted for this project.</p> <p>There were no other discussions.</p>	No action

VI. GENERAL DISCUSSIONS/ANNOUNCEMENTS

AGENDA ITAM	DISCUSSION	ACTION
1. Next proposed scheduled board meeting: Tuesday, April 22, 2025	[438/25] Chairman Rivera asked that the commissioners mark their calendars for the next scheduled board meeting. There were no further announcements.	No action taken

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		[439/25] Commissioner Torres moved to adjourn the April 8, 2025 GHURA BoC meeting. Commissioner Delia seconded the motion. The motion passed. The meeting was adjourned at 12:38P.M.

SEAL

Director


Elizabeth F. Napoli
Board Secretary/Executive

Date _____

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: April 17, 2025

SUBJECT: Intent of Award
IFB GHURA-25-005;
Security Alarm Monitoring and After-Hours Answering Services

Bid opening for the subject project was held on March 21, 2025, at 10:00 a.m. A total of seven bidders registered for the bid and given bid specifications of which two submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	
1	G4s Security Systems (Guam Inc.)	[X] Bid Bond 15% of total Bid Amount	Awarded 1.0. \$2,880.00 Annually at 3-Year Term: \$8,640.00 Awarded 2.0. \$2,880.00 Annually at 3-Year Term: \$8,640.00 Total: 17,280.00
2	SecureSafe Solutions, LLC	Cashier's Check 15% of total bid amount	1.0. \$5,184.00 Annually at 3-Year Term: \$15,552.00 2.0. \$7,776.00 Annually at 3-Year Term: \$23,328.00 Total: \$38,880.00

Total Cost Awarded	\$17,280.00
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Government Estimate	\$15,000.00
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A breakdown for each item description as noted below:

G4S SECURITY SYSTEMS (GUAM INC.)

INVITATION FOR BID NUMBER: GHURA-25-005 SECURITY ALARM MONITORING
AND AFTER-HOURS ANSWERING SERVICES

“All Or None”

Item No.	Description	Monthly Cost	Annual Cost
1.0	Alarm System		
	1. GHURA Main Office in Sinajana	\$30.00	\$360.00
	2. AMP1 Office/Warehouse, Toto Gardens	\$30.00	\$360.00
	3. AMP2 Office/Warehouse, Yona	\$30.00	\$360.00
	4. AMP3 Office/Warehouse Agat	\$30.00	\$360.00
	5. AMP4 Office/Warehouse, Toto Gardens	\$30.00	\$360.00
	6. AMP4 Resident Services Center, Toto Gardens	\$30.00	\$360.00
	7. AMP4 Satellite Office/Warehouse, Dededo	\$30.00	\$360.00
	8. Guma Trankilidat Office/Warehouse, Tumon	\$30.00	\$360.00
		Total Monthly: \$240.00	Total Annually: \$2,880.00 3-year term: \$8,640.00

Item No.	Description	Hourly Rate / Hour
	1.1 Installation of Alarm System and components, if needed	\$75.00

	1.7 Cost of Trouble Shooting Repairs	\$75.00
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Item No.	Description	Monthly Cost	Annual Cost
2.0	After Hours Answering Services	\$240.00	\$2,880.00
		Total Monthly: \$240.00 at 12 months: \$2,880.00	Total Annually: \$2,880.00 at 3-year term: \$8,640.00

SECURE SAFE SOLUTIONS, LLC

Item No.	Description	Monthly Cost	Annual Cost
1.0	Alarm System		
	1. GHURA Main Office in Sinajana	\$54.00	\$5,184.00
	2. AMP1 Office/Warehouse, Toto Gardens	\$54.00	\$5,184.00
	3. AMP2 Office/Warehouse, Yona	\$54.00	\$5,184.00
	4. AMP3 Office/Warehouse Agat	\$54.00	\$5,184.00
	5. AMP4 Office/Warehouse, Toto Gardens	\$54.00	\$5,184.00
	6. AMP4 Resident Services Center, Toto Gardens	\$54.00	\$5,184.00
	7. AMP4 Satellite Office/Warehouse, Dededo	\$54.00	\$5,184.00
	8. Guma Trankilidat Office/Warehouse, Tumon	\$54.00	\$5,184.00
		Total Monthly: \$432.00 at 12 months: \$5,184.00	Total Annually: \$5,184.00 at 3-year term: \$15,552.00

Item No.	Description	Hourly Rate / Hour
	1.1 Installation of Alarm System and components, if needed	\$80.00

	1.7 Cost of Trouble Shooting Repairs	\$80.00
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Item No.	Description	Monthly Cost	Annual Cost
2.0	After Hours Answering Services	\$648.00	\$7,776.00
		Total Monthly: \$648.00 at 12 months: \$7,776.00	Total Annually: \$7,776.00 at 3-year term: \$23,328.00

The Guam Housing and Urban Renewal Authority (GHURA's) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents. GHURA is committed to support its developments in providing security services to prevent crime against persons and property. GHURA is seeking security alarm monitoring services that will prevent and provide notification of intrusion activities with its offices and maintenance shops and after-hours answering services in which GHURA residents will contact for emergency maintenance repairs.

In review of the bid result: G4s Security Systems (Guam), Inc. provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award, with the initial term for a three (3) year contract with an option to renew for two (2) additional years in one-year terms, and not to exceed the amount of **\$17,280.00**.



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



Change Order No. 2 Rehabilitation of Bradley Building IFB-Ghura-24-12

April 09, 2024

Mr. Young Kim
General Manager
Genesis-Tech Corporation
P.O. Box 23059
Barrigada, Guam 96921

SUBJECT: Change Order No. 2 - IFB#GHURA-24-12; Rehabilitation of Bradley Building

Dear Mr. Kim:

In connection with your Contract dated October 22, 2024 for the Rehabilitation of Bradley Building. The following change order in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Rehabilitation of Bradley Building such as:

	Material and Labor description	Amount
	Scope of Work for New Water Line Installation	\$24,900.00
	1. Complete Replacement of Existing Water Lines	
	2. Installation of New Exposed Water Lines	
	3. Replacement of Valves for Plumbing Fixtures	
	4. Remove and replace 20 SF of Wall Ceramic Tiles	
	5. Installation of Tankless Water Heater	
		Total: \$24,900.00

- A. The aforementioned change and work affected thereby are subject to all contract stipulations and covenants.
- B. The rights of GHURA are not prejudiced.
- C. All claims against GHURA which are incidental to as a consequence of the aforementioned change are satisfied.

Original Contract:	\$183,000.00	Contract NTP Date:	October 28,2024
Changes Approved:	-1- \$28,350.00	Contract Duration:	180 Calendar Days
Adjusted Contract Amount:	\$211,350.00	Contract Completion Date:	April 25, 2025
This Change Order:	\$24,900.00	Extention This Change Order:	30 days
Adjusted Contract Amount:	\$236,250.00	New Completion Date:	May 25, 2025

Genesis-Tech Corporation

Mr. Young Kim
General Manager

Date:_____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

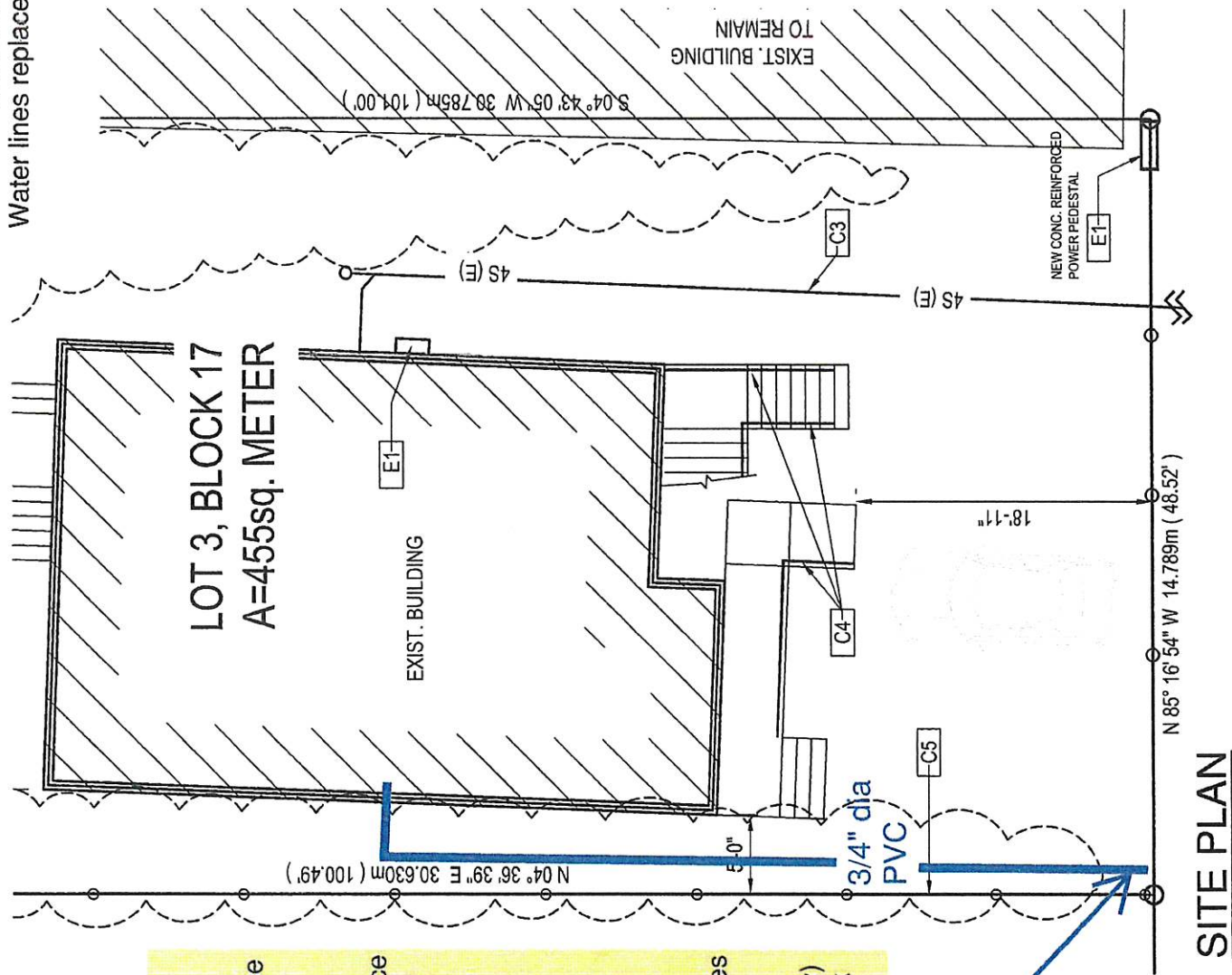
Elizabeth F. Napoli
Executive Director

Date:_____

NEW WATER LINE SCOPE OF WORK

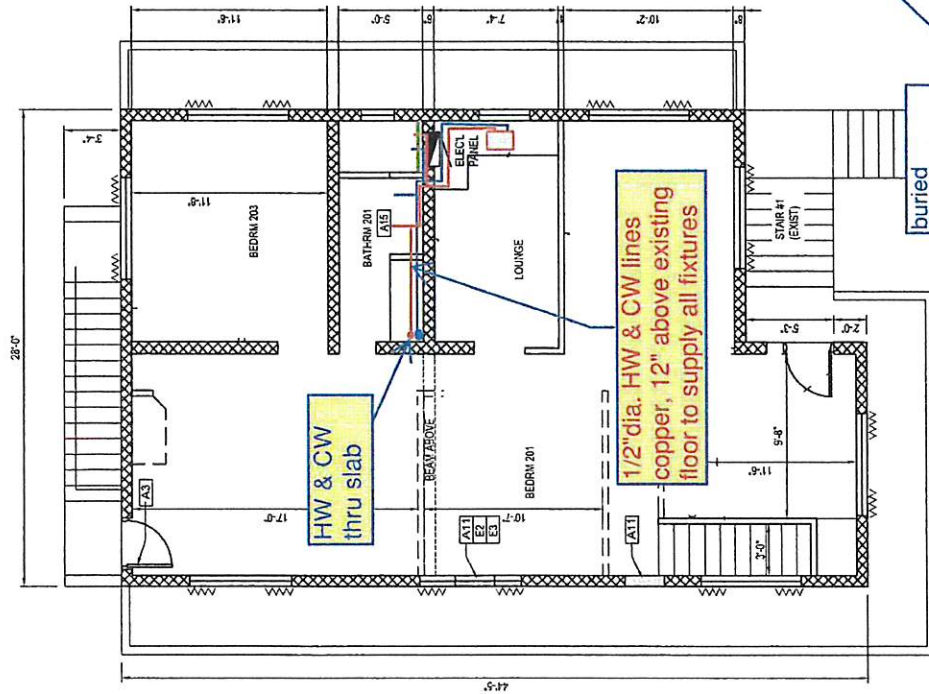
Note:

1. existing waterline (HW & CW) to be completely replace with new water lines (see attached floor plan).
2. new exposed water line shall be copper (sizes as indicated on floor plans), all surface mounted pipes shall be secured and fasten @ 48" o.c.
3. provide new valves for all water closets, lavatories and kitchen sink.
4. Shower valve assembly shall be new as per original SOW.
5. Replace shower wall tiles (only where shower valve assembly occurs) other 2-sides to remain.
6. New 1-each tankless water heater (220v) to supply both bathrooms and kitchen. work to include disconnect safety switch.

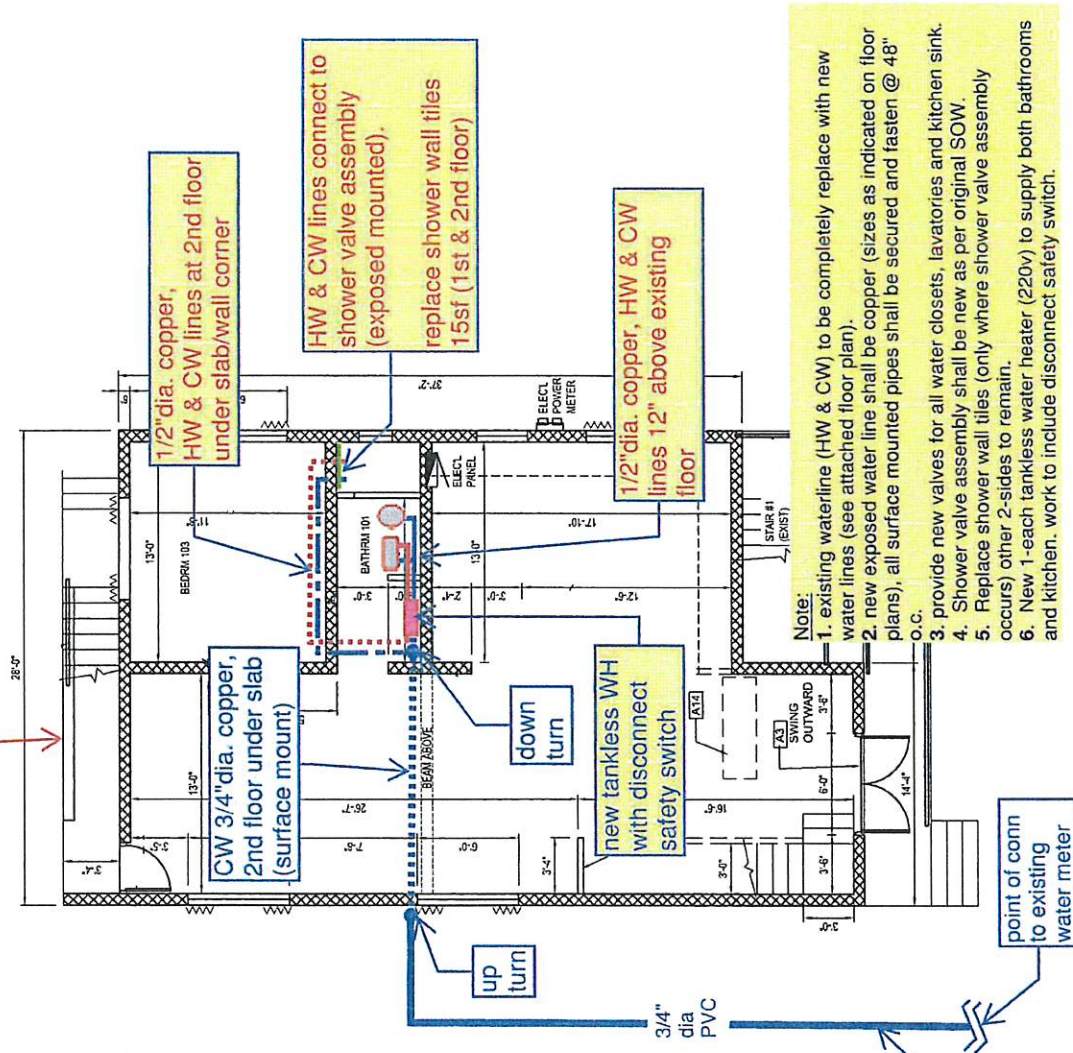


SITE PLAN

all existing water lines above ground (exposed) to be removed and disposed, below ground to be abandon, typ.



1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

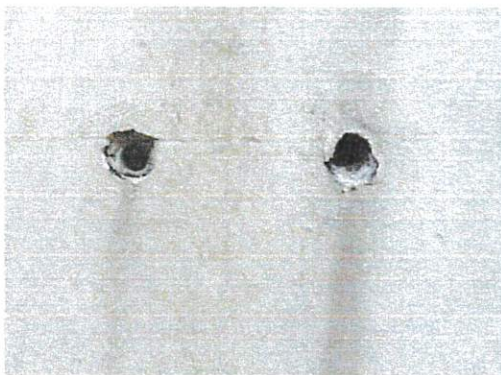


1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

- Note:
1. existing waterline (HW & CW) to be completely replace with new water lines (see attached floor plan).
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 5. Replace shower wall tiles (only where shower valve assembly occurs) other 2-sides to remain.
 6. New 1-each tankless water heater (220v) to supply both bathrooms and kitchen. work to include disconnect safety switch.



EXPOSED WATER LINE @ BUILDING REAR



EXIST. WATER LINE DISCONTINUED



EXIST. WATER LINE DAMAGED

EXISTING WATER LINE at BUILDING REAR



EXIST. WATER LINE DISCONTINUED (BUILDING RIGHTSIDE)



EXIST. WATER LINE DISCONTINUED (BUILDING LEFTSIDE)

EXISTING EXTERIOR WATER LINE

Rheem

Performance 27 kW 5.27 GPMGPM 240-Volt Self-Modulating Electric Tankless Water Heater

About This Product

Get hot water for your space with this Performance Self-Modulating Tankless Electric Water Heater. This energy-efficient tankless water heater delivers an endless hot water supply and consistent temperature with a self-modulating technology that adjusts energy based on your hot water needs. With the electronic thermostatic temperature, you can easily read the incoming water temperature and control it in one-degree increments. Point-of-use installation and compact size makes this Performance tankless water heater a convenient choice.

Highlights

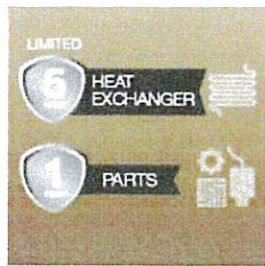
- Energy and cost savings: heats water only when it is needed for savings of up to 50% on water heating costs when used in a point-of-use application or 34% when used as a whole-home solution
- Instant, continuous hot water: instantly provides ample hot water for up to 2 showers and 2 faucets (review selection guide below to confirm this water heater will provide the hot water needed based on your geographic location)
- Space savings: small, compact design fits perfectly in tight places like under cabinets and sinks
- Great investment and value: energy cost savings and a 5-year heat exchanger and 1-year parts limited warranty
- Easy to adjust: electronic temperature control adjustable in 1-degree increments from 80-140 degrees F with easy-to-read display (Celsius and Fahrenheit compatible)
- Easy installation: compatible with 3/4 in. water connectors for flex hose installation and no venting or T and P valve required for Easy installation (professional installation recommended)
- Easy to maintain: durable, easy-to-replace heating elements
- A reliable hot water solution from Rheem, the global leader in water heating
- Before purchase and installation, please verify that you have the proper electrical requirements for your chosen heater
- ETL Listed to UL-499 and CAN/CSA-C22.2 No. 64

Electrical Requirements

Ensure your home can accommodate the power supply and that you have enough space available in your breaker panel for this unit.

Model Modelo	kW kW	Amps Amperes	Volts Volts	Breaker (AMPS) Disyuntor (Amperes)	Wire Gauge Req. Calibre requerido del cable	Weight Peso
RETEX-18	18	75	240	2 x 40 DP	2 x 8 AWG	11.25 LBS

PRODUCT FEATURES



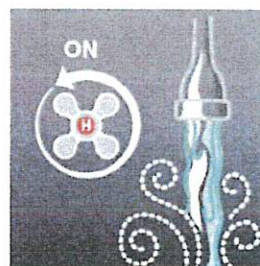
PEACE OF MIND

This model has a 5-year limited heat exchanger warranty and a 1-year parts warranty.



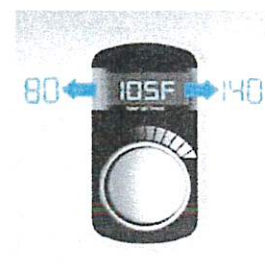
PROVEN PERFORMANCE

No matter what the day brings—from laundry to the dishes to bedtime—you'll always have enough hot water for a long, hot shower or two or three.
NOTE: Your region will determine model required.



EVERYDAY EFFICIENCY

Tankless water heaters only use energy when you want hot water.



INDUSTRY-LEADING TECHNOLOGY

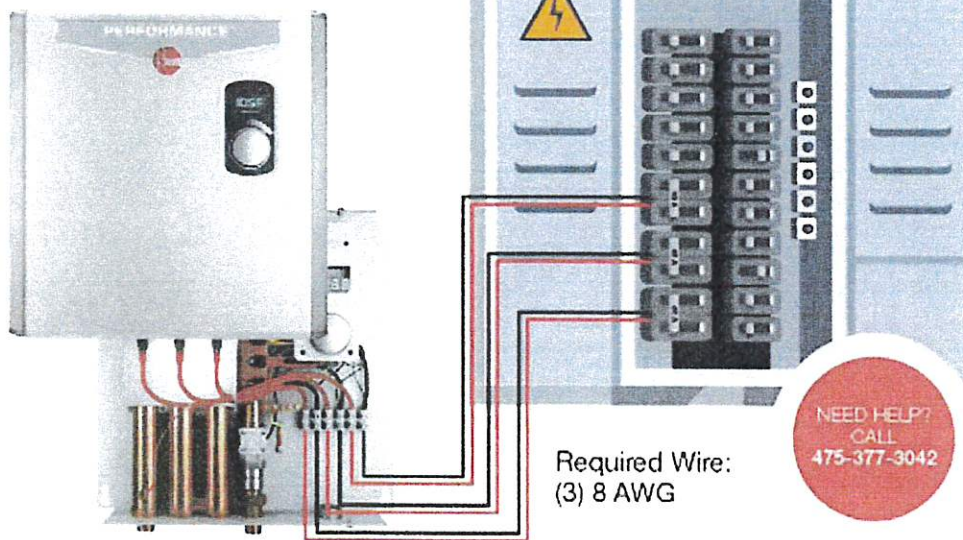
Easy-to-read display and electronic temperature control—adjustable in 1-degree increments from 80–140°F.



ELECTRICAL REQUIREMENTS

200 Amp Household Service
Recommended

RETEX-27
27 kW | 240 Volts



NEED HELP?
CALL
475-377-3042

Professional installation recommended. Consult an electrician prior to purchase.

- 113 Amp Max Draw
- 3 x 40 Amp Double Pole Breakers Required

In order to install a RETEX-27 you must have enough room in your breaker panel to dedicate these 40 Amp double pole breakers solely to the unit.

PERFORMANCE®



The new degree of comfort.®

Rheem® PERFORMANCE® RETEX Tankless Electric Water Heaters

Provide Continuous Hot Water in a Durable, Space-Saving Design

RETEX - 18, RETEX - 24, RETEX - 27, RETEX - 36 tankless electric water heaters are ideal for new construction builds and all applications in the home including point-of-use installation. The durable, compact design allows installation in tight spaces. In warmer climates, these models provide enough hot water to run multiple fixtures simultaneously. To select a unit that meets electrical and hot water gallons per minute (GPM) requirements, please use the sizing guide.

PERFORMANCE FEATURES

- **Saves Space** – up to 93% smaller than a standard electric water heater
- **Saves Energy** – zero standby heat loss when installed near the point-of-use
- **More Hot Water** – up to 4 times the hot water delivery of a standard electric tank (per hour)
- **High Efficiency** – UEF up to .94 and advanced self-modulating technology only consumes the power needed to satisfy hot water demand
- Copper immersion heating elements fit into a multi-chamber design to improve the thermal performance providing better temperature control and faster recovery of hot water
- Copper heat exchanger transfers heat fast and resists corrosion
- Durable powder-coated shell with a galvanized steel backplate
- Brass 3/4" NPT fittings located on the bottom for the inlet and outlet water connections provide strength and durability
- Designed to be mounted in an upright position with the inlet and outlet water connections at the bottom of the unit for ease of installation
- Venting is not required to operate, simplifying the installation process compared to a gas tankless water heater
- Digital thermostatic temperature controls in 1-degree increments ranging from 80°F - 140°F (26°C - 60°C)

WARRANTY

- **Limited Warranty** – 5 Years - Leaks, 1 Year - Parts
See Use and Care Manual for complete information.



These products meet a stringent set of our company's internally defined sustainability standards.



Tested and certified by the Water Quality Association against NSF/ANSI 372 for lead free compliance.

WHOLE HOME



RETEX - 18



RETEX - 24



RETEX - 27



RETEX - 36

PERFORMANCE® Tankless Electric Specifications and Minimum Requirements

DESCRIPTION	FEATURES								DIMENSIONS (SHOWN IN INCHES)								
MODEL NUMBER	POWER (KW)	VOLTAGE	TOTAL UNIT AMPERAGE (AMPS)	RECOM'D BREAKER SIZE	HOUSEHOLD ELECTRICAL SERVICE PANEL RECOM'D	PHASE	UNIFORM ENERGY FACTOR (UEF)	REQUIRED WIRE (75°C INSULATION)	HEIGHT	WIDTH	DEPTH	WATER CONN.	# OF HEATING CHAMBERS	SHIP WEIGHT (LBS.)	HEAT EXCHANGER	OPERATING PRESSURE	FLOW ACTIVATION RATE (GPM)
RETEX - 18	18	240	75	2 x 40 A Double Pole	150 AMPS	1	0.94	2 x 8 AWG*	17	14	3.635	3/4" NPT	2	14.78	Copper	Min: 25 PSI Max: 150 PSI	0.3 GPM
RETEX - 24	24	240	100	3 x 40 A Double Pole	200 AMPS	1	0.93	3 x 8 AWG*	17	17	3.625	3/4" NPT	3	17.8	Copper	Min: 25 PSI Max: 150 PSI	0.3 GPM
RETEX - 27	27	240	113	3 x 40 A Double Pole	200 AMPS	1	0.93	3 x 8 AWG*	17	17	3.625	3/4" NPT	3	17.8	Copper	Min: 25 PSI Max: 150 PSI	0.3 GPM
RETEX - 36	36	240	150	4 x 40 A Double Pole	300 AMPS	1	0.94	4 x 8 AWG*	17	21	3.625	3/4" NPT	4	22.7	Copper	Min: 25 PSI Max: 150 PSI	0.3 GPM

NOTE: When converting from an electric tank to an electric tankless water heater, household electric service panel upgrades are often required. Please see the electric service panel recommendations above.

*AWG - American Wire Gauge

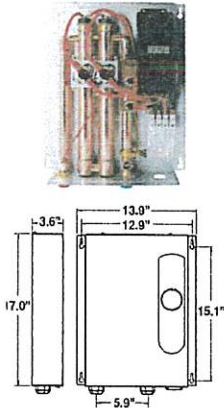
11/24 FORM NO. THD-PTE 18-36 REV. 1

PERFORMANCE[®] Tankless Electric Water Heaters

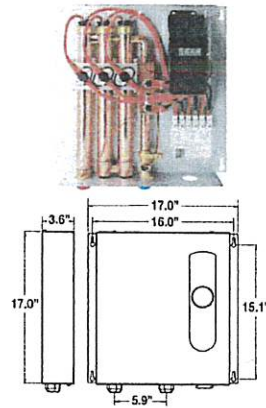


The new degree of comfort[™]

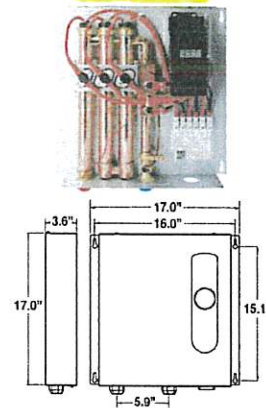
RETEX - 18



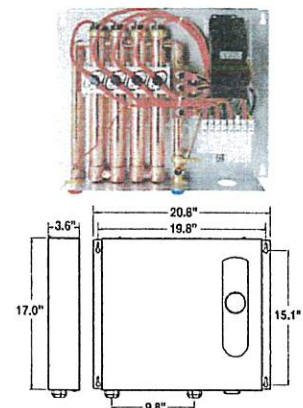
RETEX - 24



RETEX - 27



RETEX - 36



SIZING A TANKLESS ELECTRIC WATER HEATER

IMPORTANT – Verify that your home meets the electrical requirements. See specifications and minimum requirements. (front side)

- 1 Estimate your total household gallons per minute (GPM) needs by adding up the average flow rates by fixture (showers, faucets, dishwasher, washing machine) **that run at the same time**.

Ex. 1 shower and 1 kitchen faucet running at the same time adds up to 3.5 GPM (2 + 1.5 = 3.5 GPM)

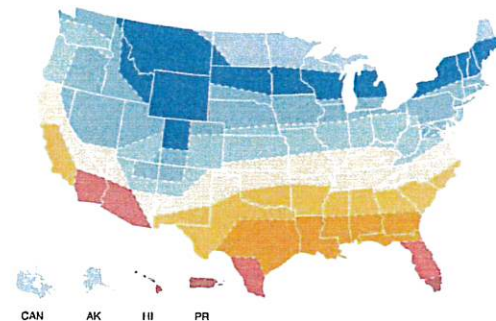
Average Flow Rates (GPM) by Fixture

Low Flow Faucet	0.5
Bathroom Faucet	1
Kitchen Faucet	1.5
Shower	2
Dishwasher	2
Washing Machine	3

Flow rates may vary.

- 2 Locate your zone on the map.

U.S. Average Ground Water Temperature Zone Map



- 3 Select the model that can supply you with the estimated total household gallons per minute (Step 1) with the ground water temperature in your zone.

Flow Rate Capacity Table by Zone (Gallons Per Minute - GPM)

Model #	Zone 1 37°F/ 3°C	Zone 2 42°F/ 5°C	Zone 3 47°F/ 8°C	Zone 4 52°F/ 11°C	Zone 5 57°F/ 14°C	Zone 6 62°F/ 17°C	Zone 7 67°F/ 20°C	Zone 8 72°F/ 22°C	Zone 9 77°F/ 28°C
RETEX - 18	1.5	1.6	1.7	1.8	1.9	2.1	2.3	2.6	2.9
RETEX - 24	2.0	2.1	2.2	2.4	2.6	2.8	3.1	3.4	3.8
RETEX - 27	2.2	2.4	2.5	2.7	2.9	3.2	3.5	3.8	4.3
RETEX - 36	3.0	3.1	3.4	3.6	3.9	4.2	4.6	5.1	5.7

Flow rates are calculated to a set point of 120°F. Ground water temperature varies seasonally.

OPTIONAL – Flow Regulator Sizing Table by Zone (Gallons Per Minute – GPM)
The flow regulator fitting threads onto the outlet water connection and limits the outlet flow to the GPM specified in the table. Select the appropriate GPM insert for your model based on your zone. This is an optional part to ensure accurate temperature output.

Model #	kW	Connection Size	Part #	Zone 1 37°F/ 3°C	Zone 2/3 42-47°F/ 5-8°C	Zone 4 47-52°F/ 8-11°C	Zone 5/7 57-67°F/ 14-20°C	Zone 6/8 62-72°F/ 17-22°C	Zone 9 72-77°F/ 22-28°C
RETEX - 18	18	¾" NPT	IFR 3-4	–	2.0	2.0	2.0	2.0	3.0
RETEX - 24	24	¾" NPT	IFR 3-4	2.0	2.0	3.0	3.0	3.0	4.0
RETEX - 27	27	¾" NPT	IFR 3-4	2.0	2.0	3.0	4.0	4.0	5.0
RETEX - 36	36	¾" NPT	IFR 3-4	3.0	4.0	4.0	5.0	5.0	–

NOTE: (–) indicates flow regulator insert is not recommended in this zone.

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem.com | 800.374.8806
Manufacturers National Service Department
400 Captain Neville Drive, Waterbury, CT 06705

11/24 FORM NO. THD-PTE 18-36 REV. 1

Why Recirculation?

By circulating hot water from the tankless unit, through the home's plumbing it can be ready at the faucet when needed.

Benefits include:

- Hot water without the wait or the waste
- On-demand or timer based pump means hot water at the tap when you need it
- The average household can save up to 12,000 gallons of water per year*

Selection Considerations

Geography | Groundwater Temperature

Tank water heaters have the advantage of adding incoming cold water to a tank already storing hot water. Whereas, tankless models start heating water when you need it. The colder the groundwater, the more powerful the model needs to be. Consider incoming water temperature (especially in winter) when choosing a model.

Usage and Sizing

Continuous hot water means you can enjoy more hot water with longer showers, use simultaneous fixtures or both. Whether simultaneous showers or washing laundry during bath time, consider your usage needs to determine model size. For example, for a 2.5 bath home, many plumbers will base usage off 2 showers being used simultaneously. Consider usage when choosing a model.

Venting

Gas tankless indoor models require new venting if replacing a tank. *Performance Plus* models require stainless steel venting, while *Platinum* models use low cost PVC for venting, whereas outdoor models require no venting at all. For this reason, outdoor models are popular in warmer climates. Consider tankless location, venting and venting material costs when choosing a model.






Tankless

THINK TANKLESS FOR

CONTINUOUS HOT WATER



Printed U.S.A.
09/22 V.P. Form No. THD-TP-100 Rev. 7

D26P6761-17C

Why Tankless?



Continuous Hot Water

Enjoy the comfort and convenience of continuous hot water, so you can load the laundry, start the dishes and still have enough hot water to enjoy a relaxing hot bath.



Energy Savings

Estimated lifetime savings of \$1,100 with Rheem Tankless Gas Water Heaters*, and save up to 50% on your water heating costs with Tankless Electric Water Heaters throughout your home.

ENERGY STAR® rated tankless gas models are eligible for a limited time federal tax credit. See energystar.gov for more details.



Installation, Money and Time Savings

Rheem tankless gas models are compatible with the standard 1/2" gas line* making it easier to replace a traditional tank. Plus, high efficiency models use PVC venting, which saves on install time and materials cost.

Features

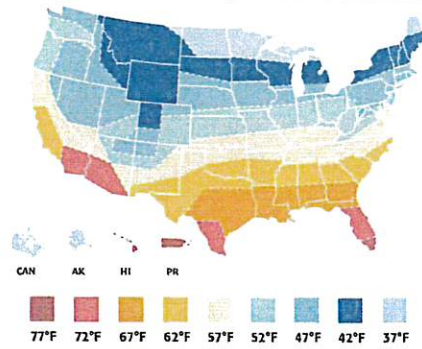
- Digital display shows precise temperature setting and maintenance codes
- Meets California SCAQMD requirements for ULN emissions
- High efficiency models are Title 24-ready
- Freeze protection to -30°F
- High altitude compatible—up to 8,400 ft. above sea level

HOW TO CHOOSE A TANKLESS WATER HEATER

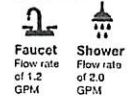
- 1 Ground Water Temperature Varies**
Select the color in the map for your location.
- 2 Refer to the usage chart to select the right tankless water heater for your needs**

- 3 Find The Unit That Meets Your Needs**
Based on the color of your location, find a product that delivers the gallons per minute (Max. GPM) that will meet your hot water needs. With a higher GPM, you can have more hot water outlets running at the same time.

Average Inlet Ground Water Temperatures of the United States*



USAGE KEY



Inlet Temperature: The temperature of the water before it enters your water heater.

GPM: Gallons Per Minute.

Approximate Usage: The number of faucets and/or showers that can be used at one time based on a temperature setting of 120°F. Flow rates vary depending on the temperature of incoming cold water and water heater inlet temperature. Assumes outlet mixed temperature of 105°F.

*Source: US Environmental Protection Agency



TANKLESS GAS WHOLE HOME SOLUTIONS – CONTINUOUS HOT WATER

PERFORMANCE PLATINUM™ HIGH EFFICIENCY WITH BUILT-IN RECIRCULATION Tankless Gas Water Heaters



INDOOR
Natural Gas

Model #
ECO1H200DVRHLN /
ECO1H180DVRHLN



Crossover valve and service valves included.

\$200 VALUE



Instant Hot Water⁵

Recirculation pump circulates hot water from the heater through the home's plumbing allowing hot water to be ready at the tap when needed.



Saves Water

Recirculation means no more waiting at the tap for hot water, saving up to 12,000 gallons of water down the drain per year⁶.



Perfect for Tank Replacement

Installs with Schedule 40 PVC venting, which is easier to work with and included crossover valve adds recirculation to existing plumbing.



Added Peace of Mind

Water and gas leak detection for added protection.

	Inlet Temp. 77°F	Inlet Temp. 72°F	Inlet Temp. 67°F	Inlet Temp. 62°F	Inlet Temp. 57°F	Inlet Temp. 52°F	Inlet Temp. 47°F	Inlet Temp. 42°F	Inlet Temp. 37°F
Flow Rate (GPM)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H200DVRHLN / 199,900 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H180DVRHLN / 180,000 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

All models are available in Natural Gas and Propane (LP). For Propane replace the N with P for LP model.

PERFORMANCE PLATINUM™ HIGH EFFICIENCY Tankless Gas Water Heaters



OUTDOOR
Natural Gas

Model #
ECO1H200DVLN-2 /
ECO1H180DVLN-2



INDOOR
Natural Gas

Model #
ECO1H200DVLN-2 /
ECO1H180DVLN-2



Saves Money

Energy savings up to \$1,100 (natural gas models) or up to \$2,700 (liquid propane models) over 12 years⁷.



Saves Space

Compact design frees up valuable storage space.



Saves Water

Rheem-exclusive water savings setting saves up to 1,100 gallons per year⁸.



Reduces Installation Costs

Installs with Schedule 40 PVC venting, which is easier to work with and lower cost than stainless steel.

	Inlet Temp. 77°F	Inlet Temp. 72°F	Inlet Temp. 67°F	Inlet Temp. 62°F	Inlet Temp. 57°F	Inlet Temp. 52°F	Inlet Temp. 47°F	Inlet Temp. 42°F	Inlet Temp. 37°F
Flow Rate (GPM)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H200DVLN-2 / 199,900 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H180DVLN-2 / 180,000 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H160DVLN-2 / 157,000 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

All models are available in Natural Gas and Propane (LP). For Propane replace the N with P for LP model.

PERFORMANCE PLUS® Tankless Gas Water Heaters



OUTDOOR
Natural Gas

Model #
ECO1H200VLN3-1 /
ECO1H180VLN3-1



INDOOR
Natural Gas

Model #
ECO1H200VLN3-1 /
ECO1H180VLN3-1



Saves Money

Estimated energy cost savings of up to \$800 (indoor natural gas models) or up to \$1,600 (indoor liquid propane models) over 12 years⁹.



Saves Space

Compact design frees up valuable storage space.



Saves Water

Rheem-exclusive water savings setting saves up to 1,100 gallons per year⁸.



Performance Plus® Indoor models require stainless steel venting (sold separately). Kits and vent sold online.

	Inlet Temp. 77°F	Inlet Temp. 72°F	Inlet Temp. 67°F	Inlet Temp. 62°F	Inlet Temp. 57°F	Inlet Temp. 52°F	Inlet Temp. 47°F	Inlet Temp. 42°F	Inlet Temp. 37°F
Flow Rate (GPM)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H200VLN3-1 / 199,900 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H180VLN3-1 / 180,000 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
ECO1H160VLN3-1 / 160,000 BTU/h	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

All models are available in Natural Gas and Propane (LP). For Propane replace the N with P for LP model.

The product images shown are for illustration purposes only and may not be an exact representation of the product.

Don't see what you need in store? Visit Rheem.com/TanklessGas

⁵Based on comparison against 50-gallon tank type model with like fuel type. ⁶Savings based on DOE test procedures, available only on models featuring a 2-in. model number. ⁷Savings based on included components and compatibility; installation conditions vary. Consult the Rheem Use and Care Manual, the National Fuel Gas Code (NFPA 54, ANSI Z223.1), and any other local gas codes when installing a Rheem Tankless Water Heater. ⁸Based on comparison against 40-gallon tank type model with like fuel type. Individual results may vary. ⁹Savings per House Bulletin released by the United States Department of Energy / Oak Ridge National Laboratory, November 2002 on study on water and energy savings in residential homes using Hot Water Recirculating Systems. ¹⁰Savings per House Bulletin released by the United States Department of Energy / Oak Ridge National Laboratory, November 2002 on study on water and energy savings in residential homes using Hot Water Recirculating Systems. ¹¹Excluding RH models. ¹²Select high efficiency water heaters are now eligible for federal tax credits. Conditions apply. Visit energy.gov for details. Consult your tax advisor for eligibility in 2022, as you may qualify for up to a \$2,000 federal tax credit in addition to potentially valuable state and/or local incentives.



ELECTRIC

TANKLESS ELECTRIC WHOLE HOME & POINT-OF-USE SOLUTIONS

Performance® models offer:



Delivers Continuous Hot Water

For whole-home and point-of-use applications



Saves Money

Uses energy only when hot water is needed



Saves Space

Compact design frees up valuable storage space

Whole-Home

These models work great for additions or workshops, but can be used for a whole home in some climates.



Model # RETEX-36



Model # RETEX-27



Model # RETEX-18

Point-of-Use

These units can be installed near the point of use—under sinks and in garages, sheds, additions, utility rooms—even in an RV.



Model # RETEX-13
RETEX-11, RETEX-08



Model # RETEX-06
RETEX-04

Electrical Specifications

RETEX-36	36kW	240	150 (4) 40
RETEX-27	27kW	240	112 (3) 40
RETEX-24	24kW	240	100 (3) 40
RETEX-18	18kW	240	75 (2) 40
RETEX-13	13kW	240	54 60
RETEX-11	11kW	240	46 60
RETEX-08	8kW	240	33 40
RETEX-06	5.5kW	220	29 30
RETEX-04	3.5kW	120	29 30

How to Choose a Tankless Electric Water Heater

- 1 Ground Water Temperature Varies**
Select the color in the map for your location.
- 2 Refer to the usage chart to select the right tankless water heater for your needs.**
- 3 Find The Unit That Meets Your Needs**
Based on the color of your location, find a product that delivers the gallons per minute (Max. GPM) that will meet your hot water needs. With a higher GPM, you can have more hot water outlets running at the same time.

Verify electrical requirements. Visit Rheem.com to ensure your home can accommodate the power required.

Don't see what you need in store? Visit Rheem.com/RETEX

Model #	Inlet Temp 77° Approx. Usage	Inlet Temp 72° Approx. Usage	Inlet Temp 67° Approx. Usage	Inlet Temp 62° Approx. Usage	Inlet Temp 57° Approx. Usage	Inlet Temp 52° Approx. Usage	Inlet Temp 47° Approx. Usage	Inlet Temp 42° Approx. Usage	Inlet Temp 37° Approx. Usage
RETEX-36 36kW	100	100	100	100	100	100	100	100	100
RETEX-27 27kW	100	100	100	100	100	100	100	100	100
RETEX-24 24kW	100	100	100	100	100	100	100	100	100
RETEX-18 18kW	100	100	100	100	100	100	100	100	100
RETEX-13 13kW	100	100	100	100	100	100	100	100	100
RETEX-11 11kW	100	100	100	100	100	100	100	100	100
RETEX-08 8kW	100	100	100	100	100	100	100	100	100
RETEX-06 5.5kW	100	100	100	100	100	100	100	100	100
RETEX-04 3.5kW	100	100	100	100	100	100	100	100	100

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-023**

Moved By:

Seconded By:

RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam public housing authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** BOC Resolution No. FY2018-002 Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of March 31, 2025, as indicated below; and

Property Site	Write-Off Amount
AMP 1	\$12,720.23
AMP 2	<u>\$ 645.00</u>

\$13,365.23

- WHEREAS,** GHURA, through the Property Site Managers, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$13,365.23 of GHURA receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – APRIL 22, 2025
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

(SEAL)

I hereby certify that the foregoing is a full, true and copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on April 22, 2025.

Elizabeth F. Napoli
Board Secretary / Executive Director



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



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Governor of Guam

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Nathanael P. Sanchez
Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

April 14, 2025

TO: Frances Danieli, Controller

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables

I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through March 31, 2025 TAR balances of \$12,630.23 with payment or adjustment applied to include additional DRT fees of \$90.00 totaling \$12,720.23

These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you,

Narcissa P. Ada
Property Site Manager, AMP 1

Attachments

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement) Rent After Move Out	Cleaning Charges	Late Fees	Work Orders	Legal/Court Fees	Security Deposit	Payment / Adjustment	A/R Balance (Closed)	DRT Fees	A/R Balance (Closed) LESS ADJ/FMT + DRT Fees	Comments
1	15 Msgr JLG 12/10/2024	Non-Compliance - Drug/Criminal Related Activity	None	12/17/2024	\$ (13.00)	\$ 1,520.00	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 1,357.00	\$ 15.00	\$ 1,372.00	Negative response to date
2	168 Salas 3/4/2025	Non-Compliance - Personal	9/4/2024	3/6/2025	\$ 1,148.00	\$ 3,699.34	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 4,697.34	\$ 15.00	\$ 4,712.34	Negative response to date
3	17A Salas 1/3/2025	Non-Compliance - Result of Grievance Hearing	None	1/22/2025	\$ (11.00)	\$ 3,435.88	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 3,274.88	\$ 15.00	\$ 3,289.88	Negative response to date
4	4A Tenbet 2/7/2025	30 DAY Voluntarily - SR Program	2/20/2025	2/11/2025	\$ (382.50)	\$ 1,275.00	\$ -	\$ -	\$ -	\$ (150.00)	\$ (50.00)	\$ 692.50	\$ 15.00	\$ 707.50	Negative response to date
5	2A Tenbet 10/11/2024	30 DAY Voluntarily - Active Military	9/30/2024	10/16/2024	\$ (269.00)	\$ 662.50	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 243.50	\$ 15.00	\$ 258.50	Negative response to date
6	88 VDP 3/4/2025	Non-Compliance - 24 Hr Utility Disconnection; Unit Damages	None	3/11/2025	\$ 287.00	\$ 2,023.01	\$ -	\$ 205.00	\$ -	\$ (150.00)	\$ -	\$ 2,365.01	\$ 15.00	\$ 2,380.01	Negative response to date
				TOTAL:	\$ 759.50	\$ 12,515.73	\$ -	\$ -	\$ -	\$ (980.00)	\$ (50.00)	\$ 12,435.23	\$ 90.00	\$ 12,725.23	



GHURA

Guam Housing and Urban Renewal Authority
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Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

April 8, 2025

TO: Frances Danieli, Controller *FS*
FROM: Gina M. Cura, Property Site Manager (AMP 2) *hke*
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$645.00

I have reviewed AMP 2's Tenant Accounts Receivables for the period through March 31, 2025. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through March 31, 2025.

Please note that the 'Aged Balance Report' does not reflect the balances as indicated in TAR. Attached is a TAR Balance Report (excel sheet) and supporting documents explaining the variances as described below:

<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$1,786.00	\$645.00	\$1,141.00

The reason for the variance is due to other charges were applied to tenants after March 31, 2025.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Attachment

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 2
CLOSED OUT AS OF MARCH 31, 2025

5/13/25
M

	Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit/Payment (c)	A/R Balance (Closed) as of 09/30/2024 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	17 JEV, YONA	11/1/2024	30 DAY VOLUNTARY	8/31/2024	11/5/2024	\$ 780.00	\$ -	\$ (150.00)	\$ 630.00	\$ 15.00	\$ 645.00	Negative response to date
					TOTAL:	\$ 780.00	\$ -	\$ (150.00)	\$ 630.00	\$ 15.00	\$ 645.00	

