



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 09, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, April 02, 2024

2nd Printing – Sunday, April 07, 2024

III. APPROVAL OF PREVIOUS BOARD MINUTES – March 26, 2024

IV. NEW BUSINESS

	PAGE (S)
1. Resolution No. FY2024-012	1
Resolution recognizing the dedicated service of Mr. Frank T. Ishizaki and commending him for the contributions he made to the Guam Housing and Urban Renewal Authority and the people of Guam	
2. Intent of Award	2 - 5
IFB GHURA-24-004; Renovation and Upgrade of Basketball Court at Toto Gardens and Construction of Generator Room	
3. Intent of Award	6 - 9
IFB GHURA-24-005; Upgrade, Renovation, Correction of Above-Ground Storm Drains at Toto Garden	
4. Resolution No. FY2024-013	10
Resolution adopting GHURA's Reasonable Accommodation Policy	

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates
2. Division Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, April 23, 2024
@ 12:00 p.m.

VII. ADJOURNMENT

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THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 Board of Commissioners Meeting
 Tuesday, April 9 2024 at 12:00 PM.
 This meeting is open to the public via Zoom.

Topic: GHURA BOC Meeting, Tuesday, April 9, 2024 @12PM
 Time: Apr 9, 2024 12:00 PM Guam, Port Moresby

Join Zoom Meeting
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AGENDA:
 I. ROLL CALL
 II. BOARD MEETING PUBLIC ANNOUNCEMENTS
 III. APPROVAL OF PREVIOUS BOARD MINUTES – March 26, 2024
 IV. NEW BUSINESS
 1. Resolution No. FY2024-012; Resolution commending Board Commissioner Frank T. Ishizaki
 2. Intent of Award; IFB GHURA-24-004; Renovation and Upgrade of Basketball Court at Toto Gardens and Construction of Generator Room
 3. Intent of Award; IFB GHURA-24-005; Upgrade, Renovation, Correction of Above-Ground Storm Drains at Toto Gardens
 4. Resolution No. FY2024-013; Resolution adopting GHURA's Reasonable Accommodation Policy
 V. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
 2. Division Updates
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 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.

The Guam Academy Charter Schools Council (GACSC) will hold a regular Board Meeting on

Date: Tuesday, April 9, 2024
Time: 5:00 PM – 6:30 PM
Place: Guahan Academy Charter School
 LRC - Building E, Mariner Avenue, Tiyan, Guam

AGENDA:
 I. Petition of Business and Technology Academy Charter School
 II. 6th Year Certification of Guahan Academy Charter School
 III. Budget Hearing

The public may view the livestream via Guam Academy Charter Schools Council YouTube Channel: @GuamAcademyCharterSchoolsCouncil. Follow us <https://www.facebook.com/guamacademycharterschoolscouncil/>.

In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services may email Fely Alfonso, GACSC Administrative Assistant at felicitas.alfonso@doa.guam.gov or call at 671-475-1169.

CIVIL SERVICE COMMISSION
 KUMISION I SETBISION SIBIT
 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 09, 2024.
 The public can access a live stream of this meeting on the CSC website at: csc.guam.gov or via zoom at:
<https://us06web.zoom.us/j/81114138184?pwd=Mv3o0TH1IW6P1OmLMRI3LIEaoYht5B.1>
 (Meeting ID: 811 1413 8184 / Passcode: 546508)

AGENDA:
 I. CALL TO ORDER.
 II. APPROVAL OF MINUTES: January 02, 2024 and January 04, 2024.
 III. NEW BUSINESS: None.
 IV. OLD BUSINESS:
 (1) SIGNING: JUDGEMENT OF DISMISSAL.
Mark A. Snyder vs. Guam Fire Department;
 CSC Case No.: 23-GRE05
 (2) HEARING ON THE MERITS.
Donna E. Lawrence vs. Office of the Attorney General/LAW;
 CSC Case No.: 23-AA13T.
 V. EXECUTIVE SESSION.
 VI. GENERAL BUSINESS:
 (1) Bills and Laws affecting CSC: None.
 (2) Administrative Counsel Litigation Update; focused on SP0055-22.
 - Three (3) Guam Fire Department Employees (J.J. Cruz, R.T. Candaso, and J.A. Pangelinan) vs. Guam Fire Department.
 (3) Administrative Matters:
 (a) Board Training: Civil Service Commission Board Members.
 VII. 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 for by the Civil Service Commission.

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 THE PACIFIC DAILY NEWS
 Sunday, April 7, 2024



**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MEETING
12:00 P.M., March 26, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

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 **12:04 P.M., Tuesday, March 26, 2024**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **5 of 7** 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/85167312649?pwd=uOyPpC3w3lEpuzJytmqjsic2E40oav.1	
	YouTube: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag	
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Frank Ishizaki, Commissioner Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> Virtual <input checked="" type="checkbox"/> In-Person <input type="checkbox"/> <i>*Chairman Rivera acknowledged and approved the virtual attendance request.</i>
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Frances Danieli, Controller <input checked="" type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, HPA <input type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro <input type="checkbox"/> Michael Ricuyal <input type="checkbox"/> Maria Cherry Canete <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input checked="" type="checkbox"/> Norma San Nicolas <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input checked="" type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input checked="" type="checkbox"/> Jolyn Terlaje <input checked="" type="checkbox"/> Perfecto Taladoc <input checked="" type="checkbox"/> Miguel Fernandez <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Jenna Alano <input type="checkbox"/>
Legal Counsel	Eliseo M. Florig, GHURA's Legal Counsel <input checked="" type="checkbox"/>	
Public	None indicated	

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, March 19, 2024

2nd Printing – Sunday, March 24, 2024

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. APPROVAL OF PREVIOUS BOARD MINUTES:

[242/24] Commissioner Torres moved to approve the board meeting minutes of March 12, 2024 subject to corrections. The motion was seconded by Commissioner Rice. There were no objections by the other board members. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2024-001-Resolution approving the above-step recruitment for the Program Coordinator II Position (Community Development Division)</p>	<p>[243/24] Acting Executive Director Esteves stated the following:</p> <ul style="list-style-type: none"> • Read Resolution FY2024-001, Resolution approving above-step recruitment for the PC II position (Community Development Division) on page 1 of 30 of the board packets. <p>Commissioner Torres inquired about the CD supervisory level process. Dr. Kim Bersamin, HR Administrator, stated that Guam law allows the recruitment at the above-minimum step level based on exceptional qualifications or recruitment difficulty. GHURA looked at its internal equity and since being allowed to pursue above-step recruitment based on the exceptional qualifications aspect of HR, GHURA saw an opportunity to recruit Mr. Taladoc. She humbly requested the board’s support.</p> <p>Chairman Rivera requested that Dr. Bersamin provide more information regarding Mr. Taladoc’s qualifications. Dr. Bersamin indicated that the various GHURA programs use</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>Planners and Program Coordinators, which are general positions. Without recruiting a specialist that would do one component of the job, GHURA recruits program coordinators that can do multiple things. Mrs. JoLyn Terlaje, CD Manager, stated that her program is responsible for implementing the programs allowed under the Home Investment Partnership Program, which is specific to the homebuyer/ homeowner rehab. The portfolio consists of 34 residential mortgages, as well as second mortgages from partnering with local lenders. She added that the division manages the portfolios and closes loans allowed under the particular annual allocation funding.</p> <p>Chairman Rivera asked whether the division noticed an increase in demand. Mrs. Terlaje stated that she had noticed a demand, but also noticed challenges in the market inventory, interest rates, and client eligibility. She added that GHURA does offer a 3% in-house financing.</p> <p>Deputy Director Esteves stated that CD is not only responsible for the management of the portfolios, but also of the entire design of the program that is implemented. GHURA wants to be prepared because when it comes to mortgages and program design it will be a benefit to have the knowledge within the program planning side.</p> <p>Executive Director Napoli added that in the future, GHURA would</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>like to go before the board to make changes to position titles in the different divisions that more accurately describe the roles and responsibilities.</p> <p>Chairman Rivera inquired about the wage compensation analysis and asked whether GHURA based the analysis on the Federal National compensation plan. Deputy Director Esteves indicated that it was based against the national averages, which was more stable than the Government of Guam averages.</p> <p>Mr. Taladoc thanked the board for the opportunity to share his expertise with GHURA.</p> <p>Vice Chairman Sanchez stated that in his experience with Mr. Taladoc he has witnessed colleagues express their respect for his professionalism in the workplace. There were no further discussions.</p>	<p>[244/24] Vice Chairman Sanchez moved to approve Resolution No. FY2024-001- Resolution approving the above-step recruitment for the Program Coordinator II Position (Community Development Division) for Mr. Perfecto B. Taladoc Jr. with the annual salary of \$65,200 or \$31.51 per hour. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Intent of Award- RFP GHURA-24-001; Public Housing Physical Needs Assessment and Energy Audit</p>	<p>[245/24] Executive Director Napoli read the Intent of Award-RFP GHURA-24-001 Ref: Public Housing Physical Needs Assessment and Energy Audit on pages 3-7 of 30, in the BOC packet.</p> <p>Chairman Rivera asked if the information from the PNA and energy audit presented were to be used to act on findings. Deputy Director Esteves indicated that the PNA/EA are mostly used to drive the plan for improvement and modernization of Capital Fund Projects.</p> <p>Chairman Rivera inquired about whether the assessment had determined more data than other assessments in the past. Deputy Director Esteves indicated that it does help to determine the lifecycle of the units.</p> <p>There were no further discussions.</p>	<p>[246/24] Vice Chairman Sanchez moved to approve the Intent of Award-RFP GHURA-24-001; Public Housing Physical Needs Assessment and Energy Audit to Dominion Due Diligence Group for a 150 days contract with no option periods not to exceed the amount of \$178,475.00. Commissioner Torres seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Intent of Award-RFP GHURA-24-002; Utility Allowance Study for Public Housing</p>	<p>[247/024] Executive Director Napoli read the Intent of Award-RFP GHURA-24-002 Ref: Utility Allowance Study for Public Housing on pages 8-9 of 30 in the BOC packet.</p> <p>Chairman Rivera asked whether the other consultant's name was included in the packet. Deputy Director Estevez stated that the other consultant's name was not in the packet. He added that for the RFP (2) bidders registered, but only (1) submitted a bid. The most qualified bid is based on a point system; however, it was also a small purchase. He stated that the evaluation is in the procurement record and the correction will be made. Chairman Rivera recommended that for consistency, all vendors should be included in the board packet.</p> <p>Commissioner Torres inquired about the purpose of the Utility Allowance.</p> <p>Deputy Director Esteves stated that the energy audit looks at the use and how efficiently the units use energy. It can assist in determining whether there could be cost savings and whether the implementation of energy strategies can be used to reduce energy costs. The utility allowance study looks at the rates and looks at the general utilization and finds out the common utilization, so it could determine how much subsidy or allowance is going to be</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>provided to public housing. The reason GHURA needs to keep doing the study is to make sure that the utility fee schedule is in step with current rates.</p> <p>Commissioner Rice asked whether GHURA had a tracking on the fluctuation of the market. Deputy Director Esteves confirmed this and added that each year a fee schedule and a set amount are provided for the studies that GHURA needs.</p>	<p>[248/24] Commissioner Torres moved to approve the Intent of Award RFP GHURA-24-002 Utility Allowance Study for Public Housing to Atlas Technical Consultants to proceed with the award of a 3-year contract with an option to extend for two one-year terms and not to exceed \$25,000. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</p> <p>At the request of Deputy Director Esteves to clarify the motion, Chairman Rivera stated the motion on the floor was an attempt to award RFP GHURA-24-002, Utility Allowance for Public Housing to Atlas Technical Consultants based on the total cost provided under the RFP not to exceed \$25,000 with the award of a 3-year contract with the option to extend for two 1-year terms.</p>

V. EXECUTIVE DIRECTOR'S REPORT:

AGENDA ITEM	DISCUSSION	ACTION
1. Project Updates	<p>[249/24] Executive Director Napoli indicated Project Updates would be tabled.</p> <p>She also recognized and thanked Mrs. Frances Danieli, GHURA Controller, and Mr. Jerricho Garcia, GHURA General Accounting Supervisor as having been recognized as Certified Government Financial Managers (CGFM) for March 2024.</p> <p>Attainment of this certification demonstrates competency in governmental accounting, auditing, financial reporting, internal controls, and budgeting at the federal, state and local levels. It's a very respected credential that recognizes the specialized knowledge and experience needed to be an effective government financial manager.</p>	No action taken.

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Division Updates A. MIS</p>	<p>[250/24] Mrs. Julie Lujan, MIS Manager, stated highlights of the division (pgs. 10-11 of 30 in the BOC packet):</p> <ul style="list-style-type: none"> • Informal Hearings- to provide accurate informal hearings/grievances. • Public Housing On-line Applications- to ensure an accessible & user-friendly online application is available. • Time and attendance Software Replacement-to procure and implement software. ADP Software awarded. • Public Housing Rent Payment Program-To accommodate tenants in online rent payments. • Reporting Requirements- To provide support in reporting requirements for the agency. <p>Chairman Rivera requested more information on steps GHURA has taken to address cyber security. Mrs. Lujan indicated that the division has implemented hardware firewalls programs. She added that the staff has participated in cyber security training. They also receive multiple updates throughout the day. They also provide orientation to new employees regarding safeguarding information while they are online, but especially to make sure everyone is compliant.</p> <p>There were no further discussions.</p>	<p>No Action taken.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>B. HR</p>	<p>[251/24] Dr. Kimberly Bersamin, HR Administrator, stated highlights of the division (pgs. 12-30 of 30 in the BOC packet)</p> <ul style="list-style-type: none"> • Operates under the Code of Ethical and Professional Standards in Human Resources Management: fairness, justice, truthfulness, and social responsibility. • HR Activities include: <ul style="list-style-type: none"> ○ Position Staffing ○ Recruitment ○ Records Management ○ Classification/ Compensation ○ Benefits ○ Employee/ Management Relations ○ Training and Development ○ Risk Management • Where GHURA goals/objectives: <ul style="list-style-type: none"> ○ Certified workforce ○ Educated workforce. ○ Enhanced Employee Relationship ○ Training ○ Succession Planning ○ <p>There were no further discussions</p>	<p>No Action taken.</p>

VI. GENERAL DISCUSSIONS / ANNOUNCEMENTS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Next proposed scheduled Board meeting: Tuesday, April 9, 2024 @12PM</p>	<p>[252/24] Chairman Rivera requested that the board members mark their calendars.</p> <p>[253/24] Director Napoli indicated that a Resolution will be prepared honoring Commissioner Ishizaki for his service to the GHURA Board of Commissioners for the next scheduled board meeting.</p> <p>Chairman Rivera informed the board of Commissioner Ishizaki’s wish to step down as commissioner.</p>	<p>No Action taken.</p>

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		<p>[254/24] Commissioner Torres moved to adjourn board meeting of March 26, 2024. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed and meeting was adjourned at 1:37PM.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-012**

MOVED BY:

SECONDED BY:

RESOLUTION RECOGNIZING THE DEDICATED SERVICE OF MR. FRANK T. ISHIZAKI AND COMMENDING HIM FOR THE CONTRIBUTIONS HE MADE TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY AND THE PEOPLE OF GUAM

WHEREAS, Mr. Frank T. Ishizaki has served with strong commitment and passion for public service on the Guam Housing and Urban Renewal Authority, Board of Commissioners; and

WHEREAS, his ability to work with the Authority’s Board and Management has earned him the respect of his colleagues on the Board of Commissioners; the management and staff of GHURA; and

WHEREAS, Frank’s contributions to board discussions on housing issues gave GHURA’s management clear direction to achieve its annual objectives to offer the people of Guam affordable housing where they can raise their families and fulfill their desire to be in a safe, decent and affordable home; and now therefore be it

RESOLVED, that the Board of Commissioners unanimously vote to express profound appreciation and gratitude to Mr. Ishizaki for his public service on the Board of Commissioners of the Guam Housing and Urban Renewal Authority, and whereby, a copy shall be provided to the Governor of Guam, Speaker of the Guam Legislature, and Legislative Committee overseeing the Guam Housing and Urban Renewal Authority.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – APRIL 09, 2024

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **April 09, 2024**.

(SEAL)

ELIZABETH F. NAPOLI
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: April 9, 2024

SUBJECT: Intent of Award
IFB GHURA-24-004

Renovation and Upgrade of Basketball Court at Toto Gardens and Construction of Generator Room

Bid opening for the subject project was held on April 2, 2024 at 10:00 a.m. A total of 7 bidders registered for the bid and given bid specifications of which 3 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	270 Consecutive Calendar Days
1	O.H Construction	[X]	\$1,010,000.00
2	Surface Solutions	[X]	\$1,323,886.41
3	Ian Corporation	[X]	\$1,967,957.00
Government Estimate			\$1,442,705.54

See below breakdown costs:

O.H CONSTRUCTION

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1				
1.	Design and Permit				\$50,000.00
2.	Removal and Demolition				\$40,000.00
3.	Structural Work/Metal Column, Concrete Foundation				\$470,000.00

4.	Roofing and Walls / Zinc Panel, Chain Link with Gate				\$130,000.00
5.	Electrical Works/ Light Fixtures, Raceway and Others				\$50,000.00
6.	Up-Grade Basket Ball Court				\$40,000.00
7.	New ADA Restroom Construction				\$60,000.00
8.	Project Management and Mobilization				\$50,000.00
	Total Cost of Base Bid 1.				\$890,000.00
	Base Bid 2 / New Generator Room Construction				\$120,000.00
Sum of all cost extensions are included in the base bid					\$1,010,000.00

SURFACE SOLUTIONS

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Renovation and Upgrade of Basketball Court	1	LS		\$1,206,700.11
2.	Construction of Generator Room	1	LS		\$117,186.30
Sum of all cost extensions are included in the base bid					\$1,323,886.41

IAN CORPORATION

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	

A.	Base Bid 1				
1.	Removal and disposal of existing basketball court fence	1	LOT	\$11,767.00	\$11,767.00
2.	Removal and disposal of existing electrical chain-link enclosure	1	LOT	\$15,867.00	\$15,867.00
3.	Services for licensed professional architect and engineer	1	LOT	\$60,750.00	\$60,750.00
4.	Design and construct metal frame covered structure over existing basketball court.	1	LOT	\$934,880.00	\$934,880.00
5.	Design and construct re-enforced concrete structure for male and female restroom	1	LOT	\$217,826.00	\$217,826.00
6.	Design and construct new drainage infiltration trench	1	LOT	\$29,070.00	\$29,070.00
7.	Resurface entire basketball surfaces and provide new paint coating	1	LOT	\$172,508.00	\$172,508.00
8.	Removed and replace all basketball post, frame and new board	1	LOT	\$37,334.00	\$37,334.00
A.	Base Bid 2				
1.	Design and construct new generator room with concrete pad, paint and plaster on wall, elastomeric roof coating, provide new 50KVA generator, new automatic transfer switch, install wiring and connect to existing power panel.	1.	LOT	\$487,955.00	\$487,955.0
Sum of all cost extensions are included in the base bid					\$1,967,957.00

The Guam Housing and Urban Renewal Authority (GHURA) mission 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.


The AMP4 management and staff are committed to supporting the development of a suitable and diverse recreation system that encourages participation from our residents. The renovation and upgrade of the Toto Gardens Basketball Court to an open-air gymnasium would provide programs and projects in partnership with the community, such as providing opportunities for social interaction, creates opportunities for, and promotes, volunteering, and creates positive alternatives to youth offending, anti-social behavior and crime.

In review of the bid result: O.H Construction provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of 270 consecutive calendar days contract with no option periods not to exceed the amount of \$1,010,000.00.

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: April 9, 2024

SUBJECT: Intent of Award
IFB GHURA-24-005;
Upgrade, Renovation and Correction of Above Ground Storm Drains at Toto Gardens

Bid opening for the subject project was held on April 2, 2024 at 2:00 p.m. A total of 8 bidders registered for the bid and given bid specifications of which 6 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	420 Consecutive Calendar Days
1	Genesis Tech. Corp	[X]	\$624,932.65
2	Guam Evergreen Corp	[X]	\$713,060.00
3	O.H. Construction	[X]	\$749,000.00
4.	Surface Solutions	[X]	\$902,176.28
5.	Mega United Corp. LTD	[X]	\$979,620.00
6.	Ian Corporation	[X]	\$1,331,959.00
Government Estimate			\$889,872.66

A breakdown is required for each item description as noted below

Genesis Tech. Corp
Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1				
1.	Engineering Design Service & Permit	1	LS		\$36,000.00

2.	Mobilization and Demobilization	1	LS		\$16,800.0
3.	Civil Works	1	LS		\$32,800.00
4.	New Works (Conduct Infiltration, Drainage, Catch basin)	1	LS		\$362,969.80
5.	Provide New Conc' Curb near field inlet	1	LS		\$114,590.00
6.	Install New Chain-Link	1	LS		\$35,872.85
7.	Stormwater Management Service-Erosion Control Plan	1	LS		\$5,400.00
8.	Professional	1	LS		\$6,000.00
9.	Miscellaneous and Other Works	1	LS		\$14,500.00
	Total Cost of Base Bid 1.				\$624,932.65

Guam Evergreen Corp

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Mobilization survey, design, building permit	1		80,000.00	80,000.00
2.	Demolition and debris removal	1		50,000.00	50,000.000
3	Purchase and ship pipes and pipe fittings to Guam.	1		250,000.00	250,000.0
4.	Enlarge existing pending basin	1		80,000.00	80,000.00
5.	Install manhole, catch basins	12		9000.00	108,000.00
6.	New Chain-link fence with gate	302	LF	80.00	24,160.00
7.	New concrete curb	209	LF	100.00	20,900.00
8.	New Infiltration treach	1		40,000.00	40,000.00
9.	Regrading all affected areas	1		40,000.00	40,000.00
10.	Misc. items	1		10,000.00	10,000.00
11.	Final Clean-up	1		10,000.00	10,000.00
	Total Cost of Base Bid 1.				713,060.00

1.	Ghura Drainage Correction on Toto Gardens	1	LS		\$902,176.28
	Total amount of Cost for bid				\$902,176.28

Mega United Corp. LTD

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Upgrade, Renovation, and Correction of Above Grade Storm Drains.	1	Lot		\$979,620.00
	Total amount of Cost for bid				\$979,620.00

Ian Corporation

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	Demolition Work	1	Lot	\$28,451.00	\$28,451.00
2.	New Work	1	Lot	\$1,303,508.00	\$1,303,508.00
	Total amount of Cost for bid				\$1,331,959.00

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.

The AMP4 development would like to ensure that the above-ground storm drains located at Toto Gardens are upgraded due to the deterioration through the years. The management and staff have noted soil, weeds, and erosion coming out from a number of cracks in the drains. The A/E Division would also address the need to redirect the storm drain away from the private homeowner's roadway.

In review of the bid result: Genesis Corp Tech provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of 60 days for the design and 360 consecutive calendar days for construction with no option periods not to exceed the amount of \$624,932.65

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-013**

Moved by: _____

Seconded by: _____

RESOLUTION ADOPTING GHURA'S REASONABLE ACCOMMODATION POLICY

WHEREAS, Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in programs and activities receiving federal financial assistance from HUD, and Title II of the Americans with Disabilities Act, prohibits discrimination on the basis of disability in all programs, services, and activities provided or made available by public entities; and

WHEREAS, HUD has the statutory responsibility under Section 504 to enforce against discrimination on the basis of disability by any HUD funded program or activity; and

WHEREAS, the Guam Housing and Urban Renewal Authority (“GHURA”) as the Public Housing Authority (“PHA”) is charged with local program enforcement of all HUD funded or assisted programs and activities; now therefore, be it

RESOLVED, that it is the policy of the Guam Housing and Urban Renewal Authority to provide reasonable accommodations to applicants and participants who have disabilities and enforce unto the same for all HUD funded programs and activities within its jurisdiction; and be it further

RESOLVED, that the Deputy Director of GHURA shall be the Section 504 Administrator with the responsibility of compliance monitoring and oversight of Section 504 Coordinators for HUD funded programs and activities on Guam; and be it further

RESOLVED, that the Section 504 Administrator shall promulgate processes and procedures to effectuate the directive of this policy, and shall periodically review and update them as necessary to maintain compliance.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM - APRIL 09, 2024
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **April 9th, 2024.**

(SEAL)

ELIZABETH F. NAPOLI
Secretary / Executive Director