



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., August 08, 2023
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL	
II. BOARD MEETING PUBLIC ANNOUNCEMENTS	
1 st Printing – Tuesday, August 01, 2023	
2 nd Printing – Sunday, August 06, 2023	
III. APPROVAL OF PREVIOUS BOARD MINUTES – July 11, 2023	
	PAGE (S)
IV. NEW BUSINESS	
1. Resolution No. FY2023-TA-001	
Resolution authorizing travel for attendance in the HUD-Sponsored Section 8 Administrator’s Meeting in Honolulu, Hawaii on September 8, 2023	
2. Intent of Award	1 - 5
IFB#GHURA-23-15; Isla Apartment Improvement	
V. OLD BUSINESS	
1. Change Order #1	6 - 8
IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance Shop Extension	
2. Change Order #2	
IFB#GHURA-09-26-2019-CDBG; Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam	
VI. EXECUTIVE DIRECTOR’S REPORT	
1. Project Updates	
2. Division Updates	
VII. GENERAL DISCUSSION / ANNOUNCEMENTS	
1. HR Item: Executive Management’s Performance Evaluations for:	
• Executive Director, Elizabeth F. Napoli, due on or before July 08, 2023 (Annual Evaluation)	
• Deputy Director, Fernando B. Esteves, due on or before July 28, 2023 (Annual Evaluation)	

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

VIII. ADJOURNMENT

Notice of UOG Regent Nominating Council

The special meeting of the University of Guam Regent Nominating Council is scheduled for **10 a.m. on Thursday, August 3, 2023** at the Jesus and Eugenia Leon Guerrero Business and Public Administration building, President's Conference Room, UOG.

AGENDA


- 1.0 CALL TO ORDER**
- 2.0 EXECUTIVE SESSION**
 - 2.1 DISCUSS COMPLETED APPLICATIONS
- 3.0 VOTING FILE**
 - 3.1 APPROVAL OF PACKETS FOR CONSIDERATION FOR SUBMISSION
 - 3.2 PRIORITIZED REGENT CANDIDATE NAMES TO FORWARD TO GOVERNOR
- 4.0 NEXT MEETING DATES (SAVE THE DATES)**
- 5.0 ADJOURNMENT**

The meeting will be streamed on the UOG YouTube channel at www.youtube.com/uogtriton.

For special accommodations, contact Elaine Faculo-Gogue, ADA Coordinator, Human Resources Office, UOG Campus, at 735-2244 or (TTY) 735-2243. Live closed captioning is available through a website link provided within the online meeting.

This ad was paid for with public funds.


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Lourdes A. Leon Guerrero
Governor

GHURA

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



EQUAL HOUSING
OPPORTUNITY

Joshua F. Tenorio
Lieutenant Governor

Board of Commissioners Meeting
Tuesday, August 08, 2023 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BOC Meeting, Tuesday, August 8, 2023 12PM
 Time: Aug 8, 2023 12:00 PM Guam, Port Moresby
 Join Zoom Meeting: <https://us06web.zoom.us/j/81056066813?pwd=dINWcnhkNmFMMVdPemNiQzdzR01NQTO9>
 Meeting ID: 810 5606 6813
 Passcode: 276596
 Watch YouTube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mTOF0LYn48ULag>

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- VIII. 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.

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NAOMI WINONA HINES SALAS

Naomi Winona Hines Salas, familiar Baluyok, of Maina, passed away July 24 at the age of 57. Memorial service will be held at 2 p.m. Aug. 5 at the Kingdom Hall of Jehovah's Witnesses, 143 Jehovah's St., Barrigada. Last respects will be held from 10-11 a.m. Aug. 7 at Ada's Mortuary, Sinajana. Private cremation will follow.



celebrated at noon at Guam Veterans Cemetery, Piti.

PATRICK TOVES SANTOS

Patrick "Pat" Toves Santos, familiar Bajesta Yan Sogld, of Toto, passed away July 22 at the age of 57. Mass of Intention is celebrated at 6 p.m. Monday-Friday, 5 p.m. Saturday, and 9 a.m. Sunday at Nuestra Señora de las Aguas Catholic Church, Mong-mong. Last respects will be held from 9 a.m.-12:30 p.m. Aug. 7 at Nuestra Señora de las Aguas Catholic Church. Interment will follow at Guam Memorial Park Cemetery, Barrigada.



BENNY CONCEPCION MAFNAS

Benny "Ben" Concepcion Mafnas, familiar Anue, of Chalan Pago, passed away July 27 at the age of 72.




Mass of Intention is celebrated at 6 p.m. Monday-Friday (except Thursday), 6:30 p.m. Saturday, and 10 a.m. Sunday until Aug. 6 at Santa Teresita Catholic Church, Mangilao. Last respects will be held from 9-11 a.m. Aug. 14 at Out Lady of Peace and Safe Journey Catholic Church, Chalan Pago. Mass of Christian burial will be

GERARD BUTLER CHAMPION


Gerard "Gerry" Butler Champion, familiar Kotla, of Sinajana, passed away July 19 at the age of 77. Mass of Christian Burial will be celebrated at 11 a.m. Aug. 7 at St. Jude Thaddeus Catholic Church, Sinajana.





GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginimat' Yan Rameban Siudad Gauhhan
117 Bien Vensla Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701
Website: www.ghura.org



Lourdes A. Leon Guerrero
Governor

Board of Commissioners Meeting
Tuesday, August 08, 2023 at 12:00 PM.
This meeting is open to the public via Zoom.

Joshua F. Tenorio
Lieutenant Governor

Topic: GHURA BOC Meeting, Tuesday, August 8, 2023 12PM
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Meeting ID: 810 5606 6813
Passcode: 276596
Watch YouTube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mT0FOLYn48ULag>

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This advertisement was paid for by GHURA.



Department of Land Management

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



PUBLIC HEARING NOTICE

Date: Wednesday, August 16, 2023
Time: 6:00 pm
Place: Yigo Senior Center

Application No. 2022-42, The Village Guam, LLC; Zone Change from "A" to "C" Zone, for the proposed construction of a dialysis clinic, Lot 6, Tract 10416, Yigo.


Funding Source provided by the Applicant.
Person(s) requiring special accommodations, please call 671-649-5263, ext. 375

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: August 02, 2023

SUBJECT: Intent of Award
IFB # GHURA-23-15
Isla Apartment Improvement

Bid opening for the subject project was held on July 27, 2023, 2023 at 2:00 p.m. A total of 2 contractors purchased a set of bid specifications of which both submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis-Tech Corporation	<input checked="" type="checkbox"/> 15%	\$173,000.00
2	O.H. Construction	<input checked="" type="checkbox"/> 15%	\$107,875.00
Government Estimate			\$159,545.88

The intent of the project is to make improvements to Isla Apartments as per scope of work. Base Bid 1 consists of Isla Apartments in the village of Mangilao. A detailed scope of work is included in the bid documents for review.

In review of the bid results: O.H. Construction provided the lowest responsive and responsible bid. O.H. Construction has completed several GHURA projects over the last 3 years with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to O.H. Construction for the total amount of \$107,875.00. Funding is available under the .

Attachments: Bid Tabulation
Clearance
Gov cost estimate



Elizabeth F. Napoli, Executive Director

IFB#GHURA-23-15

Isla Apartments Improvement

Proposal due date: July 27, 2023

Proposal due time: 2:00 PM

No	NAME OF BIDDER	Base Bid item 1	Bid Bond	Name of Bonding Co. and name	HUD 5389-A	AG Forms 2, 3, 4, 5, 7	AG Notarized 2, 3, 4, 5, 7	GHURA Form 09	GHURA Form 010	GHURA Form 013	GHURA Form 014	GHURA Form 16	GHURA Form 01B	Contractor License	Amendment 1
1	O.H. Construction	107,875.00	15%	First Net Insurance Co	✓	✓✓✓✓✓	✓✓✓✓✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Genesis Tech Corp.	173,000.00	25%	Bank of Guam 15%	✓	✓✓✓✓✓	✓✓✓✓✓	✓	✓	✓	✓	✓	✓	✓	✓

ATTESTED BY:

[Signature]

Date: 7/27/23

Date: 07-27-23

[Signature]

Date: 7/27/2023

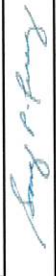
Date:

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

To: File
 From: Architect & Engineering Manager
 Subject: GHURA-23-15; Isla Apartment Improvement

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies

Company Name	Genesis-Tech Corporation	OH Construction
<i>Department of Labor:</i>		
<i>ALPCD</i>	7/31/2023	7/31/2023
<i>Fair Employment Practice</i>	7/31/2023	7/31/2023
<i>Wage & Hour</i>	7/31/2023	7/31/2023
<i>Workers Compensation</i>	exp. 6/30/2023	exp. 6/8/2024
<i>Guam Contractors License Board</i>	Contractor to obtain clearance from Guam Contractors License Board	
<i>U.S. Department of Labor</i>	7/31/2023	7/31/2023
<i>Revenue & Tax EIN/SSN</i>	Contractor to report to Revenue and Tax Office	
<i>OSHA</i>	8/2/2023	8/2/2023
<i>SAM Debarred List</i>	Cleared 8/02/2023	Cleared 8/02/2023


 Sonny P. Perez, PE

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

vide us with a current

		COST ESTIMATE				DATE PREPARED 4.01.2022		SHEET 1 OF 2				
ACTIVITY AND LOCATION			CONSTRUCTION CONTRACT NO.				IDENTIFICATION NUMBER					
PROJECT TITLE ISLA 14 UNIT APARTMENT Mangilao, Guam			ESTIMATED BY MSR AVE DIVISION REFERENCE: RS MEANS 2020 STATUS OF DESIGN Engineering Estimate Only <input type="checkbox"/> PED <input checked="" type="checkbox"/> 50% <input type="checkbox"/> 100% <input type="checkbox"/> FINAL Other (Specify)				CATEGORY CODE NUMBER					
ITEM DESCRIPTION			QUANTITY		UNIT COST		MATERIAL/LABOR COST		EQUIPMENT		ENGINEERING ESTIMATE	
			NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
INTERIOR												
a. Wall Finishes Interior	320	sf	0	0.00	4.20	1,344.00						\$1,344.00
b. Ceiling Paintings	5865	sf	0	0.00	2.95	17,301.75						\$17,301.75
PLUMBING FIXTURES												
a. (Restroom Unit 107)	1	LS	0.00	0.00	4,000.00	4,000.0						\$4,000.00
ELECTRICAL												
a. Re- Wiring (HW and Aircon)	3	LS	0.00	0.00	2,300.00	6,900.000						\$6,900.00
a. New panel box Repair	3	LS	300.00	900.00	250.00	750.000						\$1,650.00
CIVIL												
a. Sewerline Installation	294	lf	0.00	0.00	150.00	44,100.000						\$44,100.00
b. Water lateral Installation (7 units)	110	lf	0.00	0.00	190.00	20,900.000						\$20,900.00
c. Slab-Demo	120	sf	0	0.00	12.50	1,500.00						\$1,500.00
d. Slab replacement	120	sf	0	0.00	55.00	6,600.00						\$6,600.00
e. Topo Survey	1	Ls	0	0.00	6,000.00	6,000.00						\$6,000.00
f. Portable Toilet	1	Ls	0	0.00	500.00	500.00						\$500.00
											<i>Sub-Total</i>	\$110,795.75
												\$9,971.62
												\$11,079.58
												\$16,619.36
												\$11,079.58
											Total	\$159,545.88



GHURA

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Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



July 20, 2023

TO: Board of Commissioners

FROM: Executive Director, Elizabeth F. Napoli 

SUBJECT: **Change Order No. 1**
IFB#GHURA-08-25-2022-AMP4

Genesis-Tech Corporation has an ongoing contract for Replacement of AMP 4 Maintenance Shop Extension. A/E Staff conducted a site visit at the AMP4 in Toto following a change order request from the contractor. Upon assessment of the area, A/E Staff had concluded a need for additional work in order to start and complete the original contract's Special Conditions.

Original Contract Amount \$108,000.00

Cost Analysis and Justification:

1. Replacement of existing corroded panel box in Maintenance shop ----- \$3,000.00
2. Install grounding rod on existing office ----- \$700.00
3. Upgrade/Replace wire from existing office panel box to subpanel in maintenance shop approximately = 140 ft ---- \$4,750.00
4. Infill portion of existing decorative blocks to avoid the existing panel box from getting wet (3 X \$) ---- \$1,000.00
5. Provide drainage pipe or weep hole to avoid ponding on existing maintenance shop towards concrete sidewalk ---- \$2,300.00
6. Demolition of existing wall on preparation for new door opening and installation of metal double door ---- \$3,530.00
7. Removal/Disposal of two (2) 40 ft containers ---- \$4,700.00

Based on A/E staff's review, we are requesting Board approval for a change order/contract modification with Genesis-Tech Corporation in the amount of \$19,980.00 for the additional work stated above. A/E has determined the cost proposals are reasonable and acceptable.

Attachment: Contractor cost proposals

Genesis-Tech Corporation

P.O. Box 23059 Barrigada, Guam 96921

Tel/Fax: (671)637-3370

genesistechguam@gmail.com

07/14/2023

To: **Ms. Elizabeth F. Napoli**
Executive Director
Guam Housing and Urban Renewal Authority
117 Bien Venida, Sinajana Guam 96910

Attn: **Mr. Sonny Perez**
AE Manager

Reference: **Replacement of AMP4 Maintenance Shop Extension**
GHURA-08-25-2022-AMP4

Subject: **A Change Order Request No. 001(Additional/Change Order)**

Hafa Adai,

This change order requests a cost proposal is contains comprehensive and detailed information about the cost of additional work not included in the original scope of the work.

Cost breakdown for Additional work:

1. Replacement of Existing corroded Panel Box in maintenance shop. -----\$3,000.00
2. Install Grounding Rod on existing Office. -----\$700.00
3. Upgrade/Replace wire from existing office panel box to sub-panel on maintenance shop approximately L=140 ft+ . -----\$4,750.00
4. Infill portions of existing decorative blocks to avoid the existing panel box getting wet. (3'x 4')-----\$1,000.00
5. Provide drainage pipe or weep hole to avoid ponding on existing maintenance Shop towards concrete sidewalk.-----\$2,300.00
6. Demolition of existing wall on preparation for new door opening and installation of metal double door. Contractor shall submit shop drawings for approval.-----\$3,530.00
7. Removal/Disposal of two (2) 40 ft containers.-----\$4,700.00

Total Lot, Labor & Materials Quotation -----**\$19,980.00**
(Nineteen Thousand Nine Hundred Thirty and No/100)
****ALL ITEMS INCLUDE PROFIT AND OVERHEAD****

Your kind review and acceptance of this proposal would be appreciated.
Please feel free to contact us at (671)637-3370 or (671)888-5785 for any question that you
might have.

Sincerely yours,



Young Kim

General Manager

CC: Mr. Michael S. Racuyal
GHURA Engineer III