



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., February 10, 2026  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Tuesday, February 3, 2026

2<sup>nd</sup> Printing – Sunday, February 8, 2026

**III. APPROVAL OF PREVIOUS BOARD MINUTES – January 27, 2026**

	<b>PAGE (S)</b>
<b>IV. NEW BUSINESS</b>	
1. Resolution No. FY2026-011 ..... Resolution Commending Ms. Philomena C. San Nicolas, Property Site Manager, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)	1 - 2
2. Change Order #1 ..... GHURA-24-11; Rehabilitation of Agana Heights Fourplex	3 - 4
3. Intent of Award ..... IFB GHURA-26-004; Renovation of 26 Public Housing Units at AMP's 1, 2 and 4	5 - 13
4. Intent of Award ..... OPA-RFP-001; Independent Financial Audit Services for the Guam Housing and Urban Renewal Authority	

**V. EXECUTIVE DIRECTOR'S REPORT**

Project Updates

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

Next proposed scheduled Board Meeting: Tuesday, February 24, 2026  
@ 12:00 p.m.

**VII. ADJOURNMENT**

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#### Categories

**Animals for Sale:** Livestock / Pets . **Automotive:** Cars/Motorcycle/Pickups and SUVs . **Celebrations . Fundraisers . Goods for Sale:** Auto Parts/Baby items/Computers/Electronics/Exercise Equipment/Furniture/Household Goods/Miscellaneous/ Musical Instruments/ Sports and Outdoors Equipment/Tools . **Lost and Found . Heavy Equipment . Repairs and Installation:** Air Conditioning/Appliances/Cellphones/Computers/Electrical/Electronics/Plumbing/Repair and Installations Services Needed . **Services:** Child and Elderly Care/Educational/Lawn Care or Yardwork/Other Services/Therapeutic Massage/Tutoring/Cleaning Services . **Wanted to Buy . Watercraft:** Boats/Personal Water Craft

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<b>Best:</b> Text with border & image. 8 days in E-edition / 14 days on Classified of our website - line limit (15) lines.	<b>\$120.00</b>

#### Categories

Help Wanted Full Time . Help Wanted Part Time

### Real Estate Classified Packages

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**\$50.00** 5 days on Classified of our website

#### Employment Open Liners

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**\$75.00** 5 days on Classified of our website

#### Real Estate Open Liners

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**Pacific  
Daily News**

### THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

#### Board of Commissioners Meeting

**Tuesday, February 10, 2026 at 12:00 PM.**

This meeting is open to the public via Zoom

**Topic: GHURA BoC Meeting, Tuesday, February 10, 2026 at 12PM**

**Time: Feb. 10, 2026 12:00 PM Guam, Port Moresby**

#### Join Zoom Meeting

<https://us06web.zoom.us/j/85686520753?pwd=UoF3uQivmXJIGGc2BM3DPvZij3VPES.1>

**Meeting ID: 856 8652 0753**

**Passcode: 916164**

#### Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0k0mTOFOLyn48ULag>

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- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES – January 27, 2026
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  1. Resolution No. FY2026-011; Resolution Commending Ms. Philomena C. San Nicolas, Property Site Manager, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)
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- V. EXECUTIVE DIRECTOR'S REPORT  
Project Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS  
Next proposed scheduled Board Meeting – Tuesday, February 24, 2026 @ 12:00 p.m.
- VII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA website at [www.ghura.org](http://www.ghura.org).

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

This advertisement was paid for by GHURA.

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*Häfa Adai & Good Afternoon!*

ChST 1:54 PM, Tuesday, February 03, 2026

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### FIRST NOTICE: GHURA Board of Commissioners Meeting - February 10, 2026, 12:00pm ChST

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### FIRST NOTICE: GHURA Board of Commissioners Meeting - February 10, 2026, 12:00pm ChST

#### ANNOUNCEMENT

**Posted on:** 02/03/2026 01:49 PM

**Posted by:** Julie Lujan, Systems Programmer

**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 February 10, 2026 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.

[https://www.ghura.org/sites/default/files/ghuras\\_february\\_10\\_2026\\_boc\\_mtg.pdf](https://www.ghura.org/sites/default/files/ghuras_february_10_2026_boc_mtg.pdf)

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Pacific Daily News

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**PUBLIC NOTICES Portal**

Hålo! Adai & Good Afternoon! CHST 2:43 PM, Friday, February 06, 2026

## SECOND NOTICE: GHURA Board of Commissioners Meeting - 02/10/2026 @ 12:00pm ChST

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### SECOND NOTICE: GHURA Board of Commissioners Meeting - 02/10/2026 @ 12:00pm ChST

#### ANNOUNCEMENT

**Posted on:** 02/06/2026 02:41 PM

**Posted by:** Julie Lujan

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

**Division(s):**

**Notice Topic(s):** BOARD MEETING

**Types of Notice:** ANNOUNCEMENT

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[https://www.ghura.org/sites/default/files/ghuras\\_february\\_10\\_2026\\_boc\\_mtg.pdf](https://www.ghura.org/sites/default/files/ghuras_february_10_2026_boc_mtg.pdf)



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2026-011**

**Moved by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**RESOLUTION COMMENDING MS. PHILOMENA C. SAN NICOLAS, PROPERTY SITE MANAGER, FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA).**

- WHEREAS** Ms. Philomena C. San Nicolas dedicated a total of 37 years to the Government of Guam; and
- WHEREAS** Ms. San Nicolas began her Government career with the Civil Service Commission as a Private Secretary in 1988 and as a Word Processing Secretary I in 1989; and
- WHEREAS,** on August 28, 1989, Ms. San Nicolas commenced her employment with the Authority as an Administrative Assistant; and
- WHEREAS,** demonstrating her strong communication and analytical skills, was subsequently promoted to Wage Compliance Officer and was then appointed to the position of Program Development Coordinator on October 1, 1992; and
- WHEREAS,** on January 8, 2007, Ms. San Nicolas underwent a change in title and assumed the position of Management Analyst IV to the Executive Director; and
- WHEREAS** Ms. San Nicolas successfully competed for and was promoted to the management position of Property Site Manager on April 1, 2011; and
- WHEREAS,** for the past 15 years in her role as a Property Site Manager, Ms. San Nicolas has consistently demonstrated exemplary stewardship of the Public Housing Program, reflecting the highest standards of professional integrity, dedication, and commitment to public service for the hundreds of public housing tenants under her charge, and to the people of Guam; and
- WHEREAS,** Ms. San Nicolas has dedicated over 36 years and five months of impassioned service in support of the mission and goals of the Authority; and
- WHEREAS,** throughout her tenure, Ms. San Nicolas' methodical and conscientious execution of her official duties has made a direct, positive, and lasting impact on the communities of Guam and the employees of the Authority; and
- WHEREAS,** the Board of Commissioners extends its recognition and gratitude to Ms. Philomena C. San Nicolas, affectionately known by the staff and management of the Authority as "Ms. Philly", commending her on her retirement from the Authority, and further extends its best wishes on her future adventures; now, therefore be it
- RESOLVED,** that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest to the adoption of Resolution No. FY2026-011, and that thereafter shall be presented to Ms. Philomena C. San Nicolas, whereby a copy shall be placed in her official personnel file, and a copy provided to the Governor of Guam.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 10, 2026**

**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 February 10, 2026.**

**(SEAL)**

---

**ELIZABETH F. NAPOLI**

**Board Secretary / Executive Director**





# GHURA

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



## Change Order No. 1

GHURA-24-11

Rehabilitation of Agana Heights 4 Plex

02/01/2026

Xue Jun Gu  
General Manager  
Guam Evergreen Construction Corporation  
P.O. Box 8438  
Tamuning, Guam 96931

SUBJECT: Change Order No. 1 GHURA-24-11; Rehabilitation of Agana Heights 4 Plex

Dear Mr. Gu:

In connection with your Contract dated October 21<sup>st</sup> 2024, for the Rehabilitation of Agana Heights 4 Plex. The following change order is 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 Agana Heights 4 Plex as:

	Material and Labor description	Amount
1.	Waterline Pipping Replacement for 4 units	
	A. Unit #1 Ground Floor / Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$20,500.00
	B. Unit #2 Ground Floor/ Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$20,500.00
	C. Unit #3 Second Floor/ Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$23,500.00
	D. Unit #4 Second Floor/ Stub out 2 Feet from Building Only -Exterior Area- ¾ inch Copper pipe and fittings (Hot and Cold) -Interior Area- ½ inch Copper pipe and fittings (Hot and Cold)	\$23,500.00



**Change Order No. 1**  
**GHURA-25-11**  
**Rehabilitation of Agana Heights 4 Plex**

2.	Water Meter and Water Line Leaking Repair Coordination with GWA	\$6,500.00
3.	Room Closet Base Panel Replacement Unit 1 and 3	\$2,000.00
		Total: 96,500.00

<b>Original Contract:</b>	\$289,900.00	<b>Contract NTP Date:</b>	December 15, 2025
<b>Equitable Adjustment approved</b>	\$34,600.00		
<b>Change Order Approved:</b>	0	<b>Contract Duration:</b>	180 Days
<b>This Change Order:</b>	\$96,500.00	<b>Extension This Change Order:</b>	30 days
<b>Adjusted Contract Amount:</b>	\$421,000.00	<b>New Completion Date:</b>	July 13, 2026

ACCEPTED:                      Guam Evergreen Construction Corporation

\_\_\_\_\_  
Mr. Xue Jun Gu  
General Manager

Date:\_\_\_\_\_

GUAM HOUSING & URBAN RENEWAL AUTHORITY

\_\_\_\_\_  
Elizabeth F. Napoli  
Executive Director

Date:\_\_\_\_\_

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

**MEMORANDUM:**

**TO:** Board of Commissioners

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

**DATE:** February 05, 2026

**SUBJECT:** Intent of Award  
IFB GHURA-26-004  
Renovation of 26 Public Housing Units at AMP's 1, 2, and 3

Bid opening for the subject project was held on December 31, 2025 at 2:00 p.m. A total of eighteen (18) bidders registered for the bid and given bid specifications of which five (5) submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	240 Consecutive Calendar Days.
1.	O.H. Construction	[X] 15% of total bid amount	Base Bid Item No.1 <b>\$430,400.00 (Awarded)</b>  Base Bid Item No. 2 <b>\$395,000.00 (Awarded)</b>  Base Bid Item No. 3 \$569,000.00  <b>Total Award Amount: \$825,400.00</b>
2.	Guam Evergreen Construction Corporation	[X] 15% of total bid amount	Base Bid Item 1 No Bid  Base Bid Item No. 2. \$445,500.00  Base Bid item 3. <b>\$541,000.00 (Awarded)</b>  <b>Total Award Amount: \$541,000.00</b>



3.	Genesis-Tech Corporation	[X] 15% of total bid amount	Base Bid Item 1 \$612,500.00  Base Bid Item No. 2. \$583,400.00  Base Bid item 3. \$750,460.00  Total: \$1,946,360.00
4.	Canton Construction Corp.	[X] 15% of total bid amount	Base Bid Item 1 \$539,600.00  Base Bid Item No. 2. \$449,680.00  Base Bid item 3. \$988,900.00  Total: \$1,978,180.00
5.	Ian Corporation	[X] 15% of total bid amount	Base Bid Item 1 \$904,917.93  Base Bid Item No. 2. \$776,420.88  Base Bid item 3. \$1,535,984.67  Total: \$3,217,323.48

<b>Government Estimate</b>	<b>\$1,486,901.00</b>
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**O.H Construction**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1- AMP 1</b>				
1.	14 MSGR, Asan (3Bedroom)				\$49,000.00
2.	2A ATIS, Sinajana (3 Bedroom)				\$51,500.00
3.	3B ATIS, Sinajana (4 Bedroom)				\$62,600.00

4.	4B MAKIN, Sinajana (2 Bedroom)				\$45,800.00
5.	11 B Salas, Agana Heights (3 Bedroom)				\$54,600.00
6.	16B Salas, Agana Heights (3 Bedroom)				\$56,100.00
7.	17A Salas, Agana Heights (2 Bedroom)				\$49,500.00
8.	22B VD Perez, Mongmong (4 Bedroom)				\$61,300.00
	<b>Total:</b>				<b>\$430,400.00</b>
	<b>Base Bid 2-AMP 2</b>				
1.	9 SR Eucharita, Yona (3 Bedroom)				\$52,500.00
2.	11 JT Quichocho (3 Bedroom)				\$58,000.00
3.	17 JE Violet, Yona (3 Bedroom)				\$59,000.00
4.	111 A Chalan, Chalan Atdao, Inalahan (2 Bedroom)				\$62,000.00
5.	111 B Chalan, Chalan Atdao, Inalahan (2 Bedroom)				\$58,000.00
6.	129 A Chalan, Chalan Atdao, Inalahan (2 Bedroom)				\$42,500.00
7.	130 A Chalan, Chalan Atdao, Inalahan (5 Bedroom)				\$63,000.00
	<b>Total:</b>				<b>\$395,000.00</b>

	<b>Base Bid 3-AMP 4</b>				
1.	13 JP Mali, Dededo (4 Bedroom)				\$42,000.00
2.	27 JP (5 Bedroom)				\$59,000.00
3.	32 JP (3Bedroom)				\$49,000.00
4.	2 RDA8, Kayad, Dededo (5 Bedroom)				\$60,000.00
5.	10 RDA8 (4 Bedroom)				\$56,000.00
6.	19 RDA8 & 30B Calle Paquito, Toto \$49,000 x 2 =				\$98,000.00
7.	7B, 15A, & 14A Calle Damian, Toto- \$57,500.00 x 3 units				\$172,500.00
8.	25B Calle Damian (5 Bedroom)				\$32,500.00
	<b>Total:</b>				<b>\$569,000.00</b>
	<b>Total Costs:</b>				<b>\$1,394,400.00</b>

**Guam Evergreen Construction Corporation**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1. – AMP 1</b>				
1.	No Bid				\$0.00
	<b>Total:</b>				<b>\$0.00</b>



Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 2. – AMP 2.</b>				
1.	9 SR Eucharita, Yona (3 Bedroom)				\$60,000.00
2.	11 JT Quichocho, Yona (3 Bedroom)				\$60,000.00
3.	17 JE Violet, Yona (3 Bedroom)				\$60,000.00
4.	111 A. Chalan Atdao, Inalahan (2 Bedroom)				\$70,000.00
5.	111 B Chalan Atdao, Inalahan (2 Bedroom)				\$70,000.00
6.	129 A Chalan Atdao Inalahan (2 Bedroom)				\$60,500.00
7.	130 A Chalan Atdao Inalahan (5 Bedroom)				\$65,000.00
	<b>Total:</b>				<b>\$445,500.00</b>

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 3. – AMP 4.</b>				
1.	13 JP Mali, Dededo (4 Bedroom)				\$45,000.00
2.	27 JP Mali, Dededo (5 Bedroom)				\$52,000.00
3.	32 JP Mali, Dededo (3 Bedroom)				\$42,000.00
4.	2 RDA8, Kayan, Dededo (5 Bedroom)				\$53,000.00
5.	10 RDA8, Kayan, Dededo (4 Bedroom)				\$53,000.00
6.	19, RDA8, Kayan, Dededo (3 Bedroom)				\$42,000.00
7.	30 B Calle Damian, Toto (4 Bedroom)				\$50,000.00
8.	7 B Calle Damian, Toto (4 Bedroom)				\$50,000.00

9.	15 A Calle Damian (4 Bedroom)				\$47,000.00
10.	14 A Calle Damian (4 Bedroom)				\$47,000.00
11.	25 B. Calle Damian (5 Bedroom)				\$60,000.00
	<b>Total:</b>				<b>\$541,000.00</b>
	<b>Total Costs:</b>				<b>\$986,500.00</b>

**Genesis-Tech Corporation**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 1. – AMP 1.</b>				
1.	Mobilization & General Conditions	1	Lot		\$42,875.00
2.	Demolition & Disposal	1	Lot		\$67,375.00
3.	Interior Renovations	1	Lot		\$159,250.00
4.	Structural & Roof Repairs	1	Lot		\$79,625.00
5.	Exterior Works	1	Lot		\$122,500.00
6.	Plumbing Works	1	Lot		\$36,750.00
7.	Electrical & Mechanical Works	1	Lot		\$61,250.00
8.	Final Painting, Cleaning & Closeout	1	Lot		\$42,875.00
	<b>Total:</b>				<b>\$612,500.00</b>

Item #	Item Description	Estimated	Unit	Unit Bid Price
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		Quantity	Measure	Price	
	<b>Base Bid 2. – AMP 2.</b>				
1.	Mobilization & General Conditions	1	Lot		\$40,838.00
2.	Demolition & Disposal	1	Lot		\$64,174.00
3.	Interior Renovations	1	Lot		\$151,684.00
4.	Structural & Roof Repairs	1	Lot		\$75,842.00
5.	Exterior Works	1	Lot		\$116,680.00
6.	Plumbing Works	1	Lot		\$35,004.00
7.	Electrical & Mechanical Works	1	Lot		\$58,340.00
8.	Final Painting, Cleaning & Closeout	1	Lot		\$40,838.00
	<b>Total:</b>				<b>\$583,400.00</b>

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	<b>Base Bid 3. – AMP 4.</b>				
1.	Mobilization & General Conditions	1	Lot		\$52,532.20
2.	Demolition & Disposal	1	Lot		\$82,550.60
3.	Interior Renovations	1	Lot		\$195,119.60
4.	Structural & Roof Repairs	1	Lot		\$97,559.80
5.	Exterior Works	1	Lot		\$150,092.00
6.	Plumbing Works	1	Lot		\$45,027.60
7.	Electrical & Mechanical Works	1	Lot		\$75,046.00
8.	Final Painting, Cleaning & Closeout	1	Lot		\$52,532.20



	<b>Total:</b>				<b>\$750,460.00</b>
	<b>Total Costs:</b>				<b>\$1,946,360.00</b>

**Canton Construction Corporation**

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	<b>Base Bid 1. – AMP 1</b>	8		\$67,450.00	\$539,600.00
2.	<b>Base Bid 2. – AMP 2</b>	7		\$64,240.00	\$449,680.00
3.	<b>Base Bid 3.- AMP 4</b>	11		\$89,900.00	\$988,900.00
	<b>Total Costs:</b>				<b>\$1,978,180.00</b>


**IAN Corporation**


Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
1.	<b>Base Bid 1. – AMP 1</b>	1	Lot		\$904,917.93
2.	<b>Base Bid 2. – AMP 2</b>	1	Lot		\$776,420.88
3.	<b>Base Bid 3.- AMP 4</b>	1	Lot		\$1,535,984.67
	<b>Total Costs:</b>				<b>\$3,217,323.48</b>

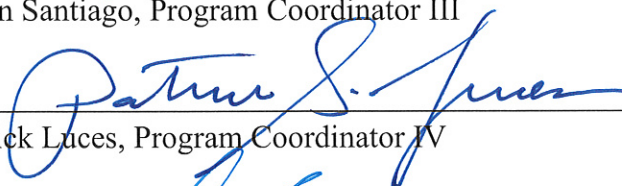
The Guam Housing and Urban Renewal Authority's (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

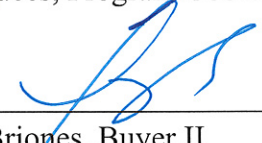
In review of the bid results, O.H. Construction and Guam Evergreen Construction provided the lowest, responsive and responsible bid. After further evaluation, the committee members determined to award O.H Construction in the amount of \$825,400.00 for Bid Items 1 and 2, and Guam Evergreen Construction in the amount of \$541,000.00 for Bid Item 3. The following project timeline: for bid items 1, 2, and 3 is 240 consecutive calendar days at the cost of \$1,366,400.00 with no option periods.

Concurred and accepted by the committee members:

  
\_\_\_\_\_  
Michael S. Racuyal, Engineer III

  
\_\_\_\_\_  
Ervin Santiago, Program Coordinator III

  
\_\_\_\_\_  
Patrick Luces, Program Coordinator IV

  
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Brencis Briones, Buyer II