



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

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, February 3, 2026
2nd Printing – Sunday, February 8, 2026

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

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

For all categories except employment and real estate.
Package line limit listed below.

Good: Text only. 3 days in E-edition / 7 days on Classified of our website - line limit (5) lines.	\$35.00
Better: Text with border. 5 days in E-edition / 10 days on Classified of our website - line limit (10) lines.	\$45.00
Best: Text with border & image. 8 days in E-edition / 14 days on Classified of our website - line limit (15) lines.	\$60.00

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

Employment Classified Packages

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

Categories

Help Wanted Full Time . Help Wanted Part Time

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Better: Text with border. 5 days in E-edition / 10 days on Classified of our website - line limit (10) lines.	\$96.00
Best: Text with border & image. 8 days in E-edition / 14 days on Classified of our website - line limit (15) lines.	\$105.00

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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

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AGENDA:

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- BOARD MEETING PUBLIC ANNOUNCEMENTS
- APPROVAL OF PREVIOUS BOARD MINUTES – January 27, 2026
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@ 12:00 p.m.

VII. ADJOURNMENT

The complete Board packet may be viewed on the GHURA 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.

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Håfa 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**Share this notice**[PRINT](#)

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%20february%2010%202026%20boc%20mtg.pdf)

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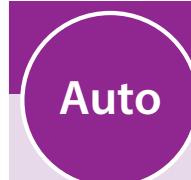
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- 4 Complete the form and Make Payment

Pacific Daily News

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting

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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/UCGqKWU0kOmT0FOLYn48ULag>

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Hola Adai & Good Afternoon! 07ST 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

For Audience(s): PUBLIC

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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 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



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
Tumon, 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 21st 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 Piping Replacement for 4 units	
	A. Unit #1 Ground Floor / Stub out 2 Feet from Building Only -Exterior Area- ¼ 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- ¼ 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- ¼ 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- ¼ 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

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

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 \$430,400.00 (Awarded) Base Bid Item No. 2 \$395,000.00 (Awarded) Base Bid Item No. 3 \$569,000.00 Total Award Amount: \$825,400.00
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. \$541,000.00 (Awarded) Total Award Amount: \$541,000.00

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

Government Estimate	\$1,486,901.00
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O.H Construction

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 1- AMP 1				
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
	Total:				\$430,400.00
	Base Bid 2-AMP 2				
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
	Total:				\$395,000.00

	Base Bid 3-AMP 4				
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
	Total:				\$569,000.00
	Total Costs:				\$1,394,400.00

Guam Evergreen Construction Corporation

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

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 2. – AMP 2.				
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
	Total:				\$445,500.00

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 3. – AMP 4.				
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
	Total:				\$541,000.00
	Total Costs:				\$986,500.00

Genesis-Tech Corporation

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
Base Bid 1. – AMP 1.					
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
	Total:				\$612,500.00

Item #	Item Description	Estimated	Unit	Unit Bid Price

		Quantity	Measure	Price
	Base Bid 2. – AMP 2.			
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
	Total:			\$583,400.00

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Base Bid 3. – AMP 4.				
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

	Total:				\$750,460.00
	Total Costs:				\$1,946,360.00

Canter Construction Corporation

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

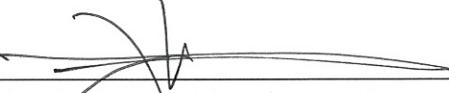
IAN Corporation

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

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.

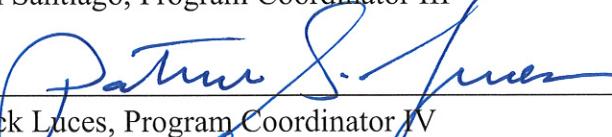
Concurred and accepted by the committee members:



Michael S. Racuval, Engineer III



Ervin Santiago, Program Coordinator III



Patrick Luces, Program Coordinator IV



Brencis Briones, Buyer II