



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., February 21, 2023  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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<b>I. ROLL CALL</b>	
<b>II. BOARD MEETING PUBLIC ANNOUNCEMENTS</b>	
1 <sup>st</sup> Printing – Tuesday, February 14, 2023	
2 <sup>nd</sup> Printing – Sunday, February 19, 2023	
<b>III. APPROVAL OF PREVIOUS BOARD MINUTES – January 24, 2023</b>	
	<b>PAGE (S)</b>
<b>IV. NEW BUSINESS</b>	
1. Resolution No. FY2023-008 .....	1 - 3
Resolution Approving Above-Step Recruitment for a Program Coordinator III Position (Section 8 Division)	
2. Intent to Award .....	4 - 8
IFB#GHURA-23-05-MOD7-AMP1; Renovation of Seven (7) Public Housing Units	
3. Change Order No. 1 .....	9 - 23
IFB#GHURA-08-26-2021-HOME; Design-Build & Construction of Two New Homes in Agat & Dededo	
4. Notice of Award .....	24
Small Purchase of Professional Services GH12-14-22	
<b>V. EXECUTIVE DIRECTOR'S REPORT</b>	
1. Project Updates	
2. Division Updates	
<b>VI. GENERAL DISCUSSION / ANNOUNCEMENTS</b>	
1. HR Item: Executive Management Performance Evaluations for:	
• Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)	
• Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)	
2. Next proposed scheduled Board Meeting: Tuesday, March 14, 2023 @ 12:00 p.m.	
<b>VII. ADJOURNMENT</b>	



**NOTICE OF REGULAR MEETING OF THE GUAM BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, ARCHITECTS, AND LAND SURVEYORS (PEALS)**

The Guam Board of Professional Engineers, Architects, and Land Surveyors (PEALS) will hold its Regular Meeting on **Thursday, February 16, 2023, at 3:00 p.m. in the GEDA Conference Room, 5th Floor, ITC Building.** The meeting is open to the public and can be viewed live via the Open Government of Guam Link as follows:

Open Government of Guam: [https://go.opengovguam.com/meetings\\_list/peals](https://go.opengovguam.com/meetings_list/peals)

**The Agenda Will Include:** 1. CALL TO ORDER, 2. BOARD INVESTIGATOR'S REPORT 3. BOARD DISCUSSION a. GEPA Permitting Statistics for Engineers and Architects 2020-2021; b. AIA Marianas Letter – AIA Marianas Position on Professional and Ethical Practice (Responsible Control); c. NSPE-GU/GSPE Letter – Investigation of High-Volume Engineering and Architect Work; d. Rules & Regulations Updates, 4. ADJOURNMENT

\*\* Individuals with disabilities or requiring special accommodations are asked to contact Marie N. Villanueva at 671-646-3113. Publication of notice of this meeting to the public is paid for by government funds from the Guam Board of Registration for Professional Engineers, Architects, and Land Surveyors.



**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](http://www.ghura.org)



Joshua F. Tenorio  
Lieutenant Governor of Guam

**Board of Commissioners Meeting  
Tuesday, February 21, 2023 at 12:00 PM.  
This meeting is open to the public via Zoom.**

**Topic: GHURA BOC Mtg Tues., February 21, 2023 @12PM**  
**Time: Feb 21, 2023 12:00 PM Guam, Port Moresby**  
**Join Zoom Meeting:**  
**<https://us06web.zoom.us/j/86298794471?pwd=cV5aHdWRk91eE5IMDBzbDhvbmhPQT09>**  
**Meeting ID: 862 9879 4471 • Passcode: 734298**  
**Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWU0kOmT0FOLyn48ULag>**

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  - II. BOARD MEETING PUBLIC ANNOUNCEMENTS
  - III. APPROVAL OF PREVIOUS BOARD MINUTES – January 24, 2023
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    3. Change Order No. 1 for IFB#GHURA-08-26-2021-HOME; Design-Build & Construction of Two New Homes in Agat & Dededo
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  - VII. ADJOURNMENT

**The complete Board packet may be viewed on our 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



**JUDICIAL COUNCIL OF GUAM**  
Suite 300 Guam Judicial Center  
120 West O'Brien Drive, Hagåtña, Guam 96910-5174  
Tel: (671) 475-3300 Fax: (671) 475-3140  
[www.guamcourts.org](http://www.guamcourts.org)

**NOTICE OF PUBLIC MEETING and EXECUTIVE SESSION**

The Judicial Council of Guam will conduct its monthly meeting on **Thursday, February 16, 2023, at 12 Noon in the Guam Judicial Center, 120 West O'Brien Drive, Hagåtña, by videoconference.** A monitor will be set up for any members of the public who would like to observe and offer comments.

The meeting will also be streamed live on the Judiciary of Guam YouTube channel:  
<https://www.youtube.com/channel/UCfnFCWwllp99fAeh9zi4O4g/featured>  
The following agenda is available on the Judiciary of Guam website:  
<http://www.guamsupremecourt.com/Judicial-Council/Judicial-Council-of-Guam.asp>

- I. CALL TO ORDER
- II. PROOF OF DUE NOTICE OF MEETING: February 9 & 14, 2023
- III. DETERMINATION OF QUORUM
- IV. READING AND DISPOSAL OF MINUTES:
  - January 18, 2023 Regular Meeting
  - January 18, 2023 Executive Session
- V. OLD BUSINESS
  - A. Judiciary FY23 Remittances Pursuant to P.L. 36-107
  - B. Update on the Judiciary's Response to COVID-19
  - C. Update on Capital Improvement Projects
  - D. Certificate of Commendation (V. Yasuhiro) (tabled pending Ms. Yasuhiro's attendance)
- VI. NEW BUSINESS
  - A. Bill No. 24-37 Relative to the Adjusted General Pay Plan
  - B. JC Resolution Commending Judge Arthur R. Barcinas for His Service as a Member of the Judicial Council
  - C. JC Resolution Commending Kristina L. Baird for Her Service to the Judiciary of Guam
  - D. JC Resolution Ratifying the Appointment of Danielle T. Rosete to the Position of Administrator of the Courts
  - E. JC Resolution Relative to Updating the Signature Card for the Judiciary Accounts
  - F. JC Resolution Relative to the Creation of the Position of Criminal Docket Manager
- VII. COMMUNICATIONS
- VIII. PUBLIC COMMENT
  - A. Guam Bar Association – President's Report
  - B. Court Employees Association
- IX. EXECUTIVE SESSION
  - A. Ongoing Litigation
- X. ADJOURNMENT

Any person(s) needing special accommodations, auxiliary aids, or services, please contact the Administrator of the Courts at 671-475-3544 or Jessica Perez-Jackson at 671-475-3300.

This ad was paid for with Government of Guam funds.  
**CHIEF JUSTICE ROBERT J. TORRES**  
Chairman

**JOB ANNOUNCEMENT FOR TEMPORARY POSITIONS**

**9 - PLUMBER \$17.05 per hour (1 yr. exp.)**

Apply at Clayarch, Inc. by calling (671) 646-8842 between 8:00 a.m. and 11:00 a.m.  
References required upon request.



**DIPATTAMENTON I KAHAO GUINAHAN CHAMORU**  
**Department of Chamoru Affairs**

193 Chalan Santo Papa Juan Pablo Dos Hagåtña, Guam 96910  
Tel: (671) 989-2426 • Fax: (671) 989-7219

**Regular Board of Trustees Meeting**  
**Tuesday, February 21, 2023 - 10:00 A.M.**

**Guam Museum Conf. Rm, via Zoom & Facebook live**

For special accommodations, please contact Marilyn Reyes at (671) 989-2426

Zoom Link: <https://us02web.zoom.us/j/86880889193>

Meeting ID: 868 8088 9193

**AGENDA:**

- I. Call to order
- II. Roll Call
- III. Approval of Minutes
  - a. December 1, 2022
- IV. President's Report
  - a. Chamoru Village
  - b. Guam Museum
  - c. GCR Update
  - d. Finance/Admin
    1. Financial Reports
- V. Old Business
- VI. New Business
  - a. 2023 Mes CHAMORU
  - b. Professional Training & Certification for DCA Staff
  - c. Resolution – P. Hernandez
- VII. Adjournment

**/s/ Melvin Won Pat-Borja, DCA President**

This ad was paid for with government funds.



**SENATOR SABINA FLORES PEREZ**

Committee on Environment, Revenue and Taxation, Labor, Procurement, and Statistics, Research, and Planning

**Roundtable Discussion**  
**Thursday, February 16, 2023**  
**Guam Congress Building, Public Hearing Room**

**5:00P.M.**

**Regulating Open Detonation of Explosive Hazardous Waste**

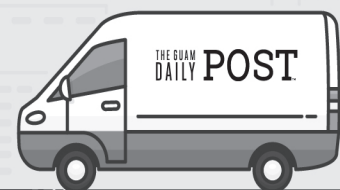
Those interested in participating, please confirm your attendance by contacting the Office of Senator Sabina Flores Perez via email at [office@senatorperez.org](mailto:office@senatorperez.org) or via phone at (671) 989-2968, no later than February 13, 2022, for further guidance.

Testimonies should be addressed to Senator Sabina Flores Perez, Chairperson, and will be accepted via hand delivery to our mailbox at the Guam Congress Building at 163 Chalan Santo Papa, Hagåtña, Guam 96910, or via email to [office@senatorperez.org](mailto:office@senatorperez.org), no later than 4pm February 17, 2023. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact the Office of Senator Sabina Flores Perez at 989-2968. The hearing will broadcast on local television, GTA Channel 21, Docomo Channel 117, and stream online via Liheslaturan Guahan's live feed on YouTube. A recording of the hearing will be available online via Guam Legislature Media on YouTube after the hearing. We look forward to your participation!

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**CONTACT US: [SUBSCRIBE@POSTGUAM.COM](mailto:SUBSCRIBE@POSTGUAM.COM)  
OR CALL 649-1924**



# JOB ANNOUNCEMENT

**ACCOUNTANT:** Bachelor's degree in Accounting (may be foreign equivalent). 60 months experience as an Accountant. Develop, maintain, and analyze budgets, preparing periodic reports that compare budgeted costs to actual costs. Knowledge in GAAP; SAP; SAGE programs.

Send resume to:  
D & Q SAIPAN CO., LTD.  
Attn: Max Kretzers  
P.O. BOX 504462, SAIPAN, MP 96950  
Or e-mail: hr\_dq@tanholdings.com

Core Tech International Corporation, has immediate job opportunities in Tamuning, Guam for the following positions:

## CIVIL ENGINEERS (MULTIPLE OPENINGS)

Assess civil engineering construction requirements for projects, including site improvements. Plan construction schedule, determine manpower levels and material quantities, and ensure proper equipment and trades are assigned as required. Inspect project sites and direct work by construction workforce and subcontractors in performing the civil works. Ensure conformance to civil engineering plans and specifications as well as quality control and safety standards. May conduct materials test and analysis, using tools and equipment and applying engineering knowledge.

Applicants must have B.S. Degree in Civil Engineering and 24 months post baccalaureate verifiable work experience in Civil Engineering or Field Engineering.

*If interested, please submit resumes by mail to:*

Core Tech International Corporation  
Attn: Conchita D. Bathan  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

# JOB ANNOUNCEMENT

Opening for Accountant w/Faith Corporation dba Park's Office in Tamuning, Guam.  
Min Reqs: Bachelor degree with major in accounting (may be foreign equivalent) and two (2) years of experience as an Accountant. Duties: Analyzes financial information and prepares balance sheet, profit and loss statement, and other financial reports summarizing current and projected financial position. Prepares and files income tax returns for various legal entities, such as Form 1040,1041,1065,1120, 1120S, 990, etc. Audits contracts and orders to substantiate transactions. Send CV by mail to P. O. Box 10629, Tamuning, Guam 96931 or by email to [andrew@parksoffice.com](mailto:andrew@parksoffice.com). Verif of quals req.



# NOW HIRING

**WAREHOUSE/DRIVER**  
Positions

**Qualifications:**

- Chauffeurs license preferred
- Previous experience preferred
- Forklift certificate a plus

Please apply at Ambros, Inc.  
124 Chalan Achote, Harmon Industrial Park

# JOB ANNOUNCEMENT

**PROJECT ENGINEER:** Bachelor's degree in Civil Engineering (may be foreign equivalent). 36 months experience as Civil Engineer or Construction Management. Provide support for review of submittals and proposed plans to maintain project schedule and costs for the benefits of the owner. Oversee construction to ensure all project contractual specifications and conditions are met by the contractor and engineering disciplines.

Send resume to:  
KHLG & ASSOCIATES, INC.  
Attn: Alfred Leon Guerrero  
137 Murray Blvd. Suite 203, Hagatna, Guam 96910  
Or e-mail: [info@khlgassociates.com](mailto:info@khlgassociates.com)

# AVAILABLE JOBS FOR ELIGIBLE U.S. WORKERS

Valcon Guam, LLC seeks Civil Engineer with Bachelor's degree in Civil Engineering; 12 months of experience in civil engineering.

Please send resume to PO Box 25702,  
Barrigada, Guam 96921.



MARY A.Y. OKADA, Ed.D.  
Chairwoman

## GUAM EDUCATION BOARD

501 Mariner Avenue, Barrigada, Guam 96913-1608  
Telephone: (671) 300-1627 Facsimile: (671) 472-5003  
Website Address: [www.gdoe.net/gcb](http://www.gdoe.net/gcb)

**Guam Education Board**  
**REGULAR MONTHLY MEETING**  
**Tuesday, February 21, 2023**  
**5 PM**  
**Gallery, Bldg. B, Tiyan**  
**AGENDA**



MARIA A. GUTIERREZ  
Vice-Chair

**I. Meeting Call to Order**

**II. Approval of Minutes**

ACTION 1. Minutes of January 27, 2023 Regular Meeting

**III. Public Participation** (Board Policy 125.6) Time Limit 3 minutes

**IV. Communications**

INFO 1. Correspondence received by the Board after January 27

**V. Ex-Officio Member Reports**

INFO 1. Islandwide Board of Governing Students (IBOGS) Report

INFO 2. Guam Federation of Teachers (GFT) Report

INFO 3. Mayor's Council of Guam (MCOG) Report

**VI. Unfinished Business/ Committee Reports**

INFO/ACTION 1. Superintendent's Report  
a. Council of Chief State School Officers (CCSSO) Legislative Conference  
March 19-22, 2023

INFO/ACTION b. 2023 Insular Areas & Palau Annual Technical Assistance Meeting March 14-16, 2023

INFO/ACTION 2. Executive Committee

INFO/ACTION a. Superintendent Search

INFO/ACTION b. National Association of State Boards of Education (NASBE)

INFO/ACTION c. NASBE Legislative Conference March 19-21, 2023

INFO/ACTION d. GEB-GFT Support Staff Contract

INFO/ACTION 3. Instructional & Academic Support Committee

INFO/ACTION a. February 2023 Head Start Report

INFO/ACTION 4. Safe & Healthy Schools Committee

INFO/ACTION a. Facilities & Maintenance

INFO/ACTION 5. Policy Review & Strategic Planning Committee

INFO/ACTION a. Above-Step Recruitment for Speech Language Pathologist

INFO/ACTION 6. Fiscal Management Committee

INFO/ACTION a. GDOE Financial Report

i. Accounts Payable Aging Report

ii. Unaudited Statement of Appropriation, Expenditures, and Encumbrances for Fiscal Year 2023

INFO/ACTION b. US Department of Education Specific Conditions Report

INFO/ACTION c. Declaration of Financial Status Designation - December 2022

**VII. New Business**

**VIII. Executive Session (Board Policy 125.12)**

a. Personnel matters (5 GCA § 8111 (a))

b. Matters within scope of Public Employee-Management Relations Act, including collective bargaining (5 GCA § 8111 (b))

**IX. Adjournment**

The public is welcome to view the meeting via live stream at <https://www.facebook.com/DOEGuam>. Individuals requiring special accommodations or information or wish to submit public testimony via email may contact Tia Salas by email: [tlssalas@gdoe.net](mailto:tlssalas@gdoe.net).

This advertisement was paid by GDOE local funds.



Lourdes A. Leon Guerrero  
Governor of Guam

## 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](http://www.ghura.org)



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**Time: Feb 21, 2023 12:00 PM Guam, Port Moresby**

**Join Zoom Meeting:**

**<https://us06web.zoom.us/j/86298794471?pwd=cV5aHdWRk91eE5IMDBzbDhvbmhPQT09>**

**Meeting ID: 862 9879 4471 • Passcode: 734298**

**Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag>**

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**V. EXECUTIVE DIRECTOR REPORT**

1. Project Updates

2. Division Updates

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GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
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**I. ROLL CALL**

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 **12:05 P.M., Friday, January 24, 2023**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<p><b>PRESENT:</b> Dr. John Rivera, <b>Chairman</b> Monica Guzman, <b>Vice Chairwoman</b> Frank Ishizaki, <b>Commissioner (via zoom)</b> Nate Sanchez, <b>Commissioner</b> Karl Corpus, <b>Resident Commissioner</b></p> <p><b>ABSENT:</b> Emilia Rice, <b>Commissioner</b></p> <p>Anisia Delia, <b>Commissioner</b></p> <p><b>LEGAL COUNSEL:</b> None present</p>	<p><b>MANAGEMENT &amp; STAFF:</b> Elizabeth Napoli, <b>Executive Director</b> Fernando Esteves, <b>Deputy Director</b> Audrey Aguon, <b>Special Assistant</b> Frances Danieli, <b>Fiscal Controller</b> Sonny Perez, <b>AE Manager</b> Dr. Kimberly Bersamin, <b>HR Administrator</b> Katherine Taitano, <b>CDBG Manager</b> Norma San Nicolas, <b>Section 8 Administrator</b></p> <p><b>PUBLIC:</b> Douglas Moylan Brandon Moylan Richard Moylan, Section 8 Landlord</p>
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**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Tuesday, January 17, 2023

2<sup>nd</sup> Printing – Sunday, January 22, 2023

ACKNOWLEDGED by Chairman Rivera

**III. APPROVAL OF PREVIOUS BOARD MINUTES – December 16, 2022**

[001/23] Commissioner Sanchez moved to approve the board meeting minutes of December 16, 2022, subject to corrections. Commissioner Corpus seconded the motion. There were no objections by the other board members. Motion passed, subject to any corrections.

#### **IV. NEW BUSINESS**

##### **1. Change Order No. 1- IFB#GHURA-05-26-2022-AMPs 2,3,4; Renovation of 13 Public Housing Units.**

**[002/23] Director Napoli stated the following:**

- OH Construction has an ongoing project to renovate (13) PH Units at AMP2-Yona, AMP3-Agat, Umatac, and AMP4-Toto and Dededo
- Prior to Change Order, inspections were conducted by AE staff and OH Construction at unit 19B Calle Duenas.
- It was concluded that the existing wall hung cabinets were termite infested and needed to be replaced in-kind.
- Contractor also discovered that unit 26A kitchen waste line was clogged and back flowed into unit 26B's waste line
- AE concluded the need to separate both units waste line and vent to resolve any future issues.
- Cost Analysis and Justifications: Original contract amount: \$442,000.00
  1. Unit #19 Calle Duenas, Toto cost: \$3,000
    - a. Demolition, removal, and disposal of upper hung kitchen cabinet
    - b. Provide new wall hung kitchen cabinets, layout to match existing in-kind
  2. Unit #26A Calle Damian, Toto cost: \$5,000
    - a. Removal and disposal of existing waste line at kitchen, utility sink & laundry drainage
    - b. Provide new surface mounted waste and ventilation lines.
- Based on AE staff's review, GHURA is requesting Board approval for a change order/contract modification with OH Construction in the amount of \$8,000.00 for the additional work stated.
- AE has determined the cost proposals to be reasonable and acceptable.

Vice Chairwoman Guzman asked for clarification regarding "replaced in-kind." Mr. Sonny Perez, AE Manager, stated that in this specific project, it means it will be replaced with the same kind of cabinet door design, color, or brand which ensures fit.

Chairman Rivera inquired about termite infestation in the other areas of the AMPs. Mr. Perez stated that termite infestations are usually discovered. Unless a Pest Prevention program is set up to monitor termite infestations, units may continue to have problems. Unfortunately, Pest Prevention yearly contracts are expensive. Chairman Rivera inquired about whether tenants have reported termite infestation concerns. Mr. Perez stated that none have been reported, but that his team will reach out to tenants and inquire about any infestation problems. Chairman Rivera and Vice Chair Guzman recommended that the AE team release a survey regarding tenant concerns. Mr. Perez agreed to the recommendation.

Director Napoli added that the REAC Inspection reports done at the AMPs also alerts GHURA to any issues that need to be addressed.

**[003/23] Vice Chairwoman Guzman moved to approve Change Order No. 1- IFB#GHURA-05-26-2022-AMPs 2,3,4; Renovation of 13 Public Housing Units in the amount of \$3,000 for Unit 19B Calle Duenas, Toto and \$5,000 for Unit 26A and Unit 26B Calle Damian, Toto to OH Construction in the total amount of \$8,000.**

**Commissioner Sanchez seconded the motion. Motion passed unanimously.**

**2. Change Order No. 1- IFB#GHURA-09-02-2022-SI; Sight Improvement for AMP1 [004/23] Director Napoli stated the following:**

- Genesis Tech Corporation has an ongoing SI contract for PH AMP1
- AE staff conducted a site visit at AMP1 in Agana Heights following a change order request from the contractor.
- AE staff concluded that there was a need for uprooting trees and earth regrading in order to achieve positive slope towards the new concrete swale proposed in the original contract
- Cost Analysis and Justification: Original Contract amount: \$150,000.00
  1. Uprooting and removal of (6) trees cost: \$15,000.00
  2. Earth grading (800 sq. ft.) cost: \$2,500.00
- Based on AE Staff's review, GHURA is requesting board approval for a Change Order/contract modification with Genesis Tech Corporation in the amount of \$17,500.00 for additional work.
- AE has determined the additional cost proposals to be reasonable and acceptable and have provided photos in the board packet.

Commissioner Sanchez inquired about whether Genesis Tech had anticipated that this change order may have had to potentially happen when the contract was initially awarded. Mr. Perez indicated that AE had mitigated the situation as much as possible, however, due to the vicinity of the trees near the building and near the soil infrastructure, there was no way around it. We decided that if the problem wasn't addressed now, it would get worse in the future. Commissioner Sanchez inquired about when the project is expected to be completed. Mr. Perez indicated that he would have to report back at a later time because he did not have that information.

**[005/23] Commissioner Sanchez moved to approve the Change Order No. 1- IFB#GHURA-09-02-2022-SI; Sight Improvement for AMP1 in the amount of \$7,500. Commissioner Ishizaki seconded the motion. Commissioner Corpus voted against the motion to approve until further assessment is done on the area and another tree that may cause a potential issue is included in the scope of work. Chairman Rivera stated that Commissioner Corpus's vote is noted, but the motion still passed. He requested that Mr. Perez report back to the board regarding Commissioner Corpus's concern. Mr. Perez agreed to report back to the board.**

### **3. Travel for NSPIRE Training**

#### **[006/23] Director Napoli stated the following:**

- The travel request was in response to a December 22<sup>nd</sup> email from HUD encouraging attendance at the Hawaii session Get Ready Series on January 10, 2023.
- NSPIRE is the new Physical Inspection model designed to promote HUD's goal of reducing health and safety hazards in the home.
- HUD has had volunteer properties under the NSPIRE model of inspection since late 2019, enabling them to test and evaluate revised standards, the new scoring model, updated technologies and processes to determine the most effective way to roll out NSPIRE nationwide, which will replace the prior inspection model known as the UPC, Uniform Physical Condition standard that has been used for the past 4 years
- In accordance with Board Resolution No. FY2019-0016, delegating authority to the Executive Director to approve travel in the event of an emergency or lack of board quorum, a travel proposal was reviewed by the travel committee.
- Committee recommended that the (3) GHURA representatives for the training include Deputy Director Esteves, Section 8 Inspection Supervisor Stephen Baza, and Public Housing Maintenance Supervisor, Michael Orot.
- Due to short lead time for ticket purchases and the exorbitant airfare for the January training in Hawaii, an alternate training date and location was identified at a more reasonable cost.
- The team will instead attend the NSPIRE training at the end of the month in Oakland, California.
- The training will provide the groundwork on what GHURA should be expecting for its housing programs.
- Cost breakdown were provided in the board packet.

Chairman Rivera inquired about when GHURA expects the standards to be implemented. Director Napoli stated that there are various PH agencies that have implemented the demo mode of NSPIRE voluntarily since 2019. She added that she believes that GHURA may start within the next year.

Commissioner Ishizaki recommended that in the future, that GHURA not do emergencies if there is still time to bring it to the board. Dr. Kimberly Bersamin, HR administrator, indicated that the text "emergency" in the resolution makes reference to the need to delegate that authority to the director, because the airfare price changed so quickly and so high in costs a decision needed to be made. That delegation of authority was given to the director, back in 2019. And 2019, the prices of airfare were not as high as it is today. Under that delegation of authority, we used that at the time. Perhaps we can come back to the board to amend the word "emergency" to that resolution.

**Chairman Rivera stated that the Resolution passed in 2019 and the economic conditions have since changed. He recommended that executive management revisit the resolution and adopt it towards the needs of the current environment. The recommendation was noted.**

**There were no further discussions.**

**4. Request for Conflict-of-Interest Waiver Submission**

**[007/23] Director Napoli deferred to Deputy Director Esteves, who stated the following:**

- Before the board is a request for a Conflict-of-Interest Waiver for a GHURA Section 8 landlord, Mr. Richard Moylan
- GHURA actively seeks to proactively address COIs to reduce liability and risks, maintain the integrity of the agency and safeguard against government corruption.
- Section 8 landlord, Mr. Richard Moylan is an immediate family member to Attorney General of Guam, Douglas Moylan.
- Deputy Director Esteves read aloud the letter addressed to the GHURA BOC dated January 23, 2023, RE: Conflict of Interest Analysis and Recommendations. A copy of the (6) letter was included in the GHURA BOC board packet.

Chairman Rivera stated that due to his position at the Citadel Pacific and because the Attorney General Douglas Moylan is a tenant at the company's building, and out of respect for the AG, that he would like to recuse himself from the discussions and hand it over to the Vice Chairwoman Guzman.

Vice Chairwoman Guzman indicated that the information was a lot to absorb. Deputy Director Esteves stated that GHURA had formulated its position clearly and documented on record. Commissioner Ishizaki indicated that he appreciated the comprehensive report that was presented by Deputy Director Esteves and added that he will need to dig further into the analysis and recommendations.

Vice Chairwoman Guzman recognized to the floor, Mr. Douglas Moylan.

**[008/23] Mr. Douglas Moylan indicated the following:**

- Deputy Director Esteves did not provide him with a copy of the findings that were presented to the board.
- He was not representing Mr. Richard Moylan
- He was there representing Attorney General Douglas Moylan.
- In the laws cited by Deputy Director Esteves, nowhere did it state that he could not represent himself.
- He has due process to appear on behalf of himself.
- December 6, 2022, he received a troubling letter with his election certificate.



- He contacted GHURA's legal counsel at the time, Mr. Anthony Perez
- Mr. Anthony Perez informed him that the letter indicated that Mr. Douglas Moylan, Attorney General Elect, owns property that cannot rent through the Section 8 Program with GHURA.
- He disputed all the ethical allegations against him that he violated any law, including the Attorney General statute that says that he cannot practice law.
- He had the right to appear at the board meeting on behalf of himself, as a candidate, as the Attorney General, and as a citizen of the island.
- Mr. Anthony Perez indicated that he was legal counsel for GHURA. At the time, he was not Attorney General.
- The dates that Deputy Director Esteves referenced were not under his administration, but that of former AG Leevin Camacho.
- During this time, he was a certified candidate for the Attorney General's Office.
- Mr. Anthony Perez indicated to him that he did not believe that the statute applied to him to be able to rent through the Section 8 program as a landlord nor to anyone else.
- The letter specifically identified his father, Richard Moylan, who's disqualification is through him.
- He took issue with Deputy Director Esteves on the manner in which he has brought this before the board.
- He asked that the board interview Mr. Anthony Perez who was GHURA's counsel and he represented GHURA at the time. Mr. Perez indicated that he did not believe that the letter applied to him because the Attorney General does not have policymaking authority with the board.
- He respectfully requested a copy of the letter that Deputy Director Esteves presented to the board for the record.
- He believed that it is defamatory to him a put him in a position to defend himself illegally.
- Mr. Douglas Moylan stated, "I served as the Attorney General from 2003 to 2007. I do not see how and again, I concur with Attorney Perez's statement under the statute that was provided that any public official member of governing body or form or local legislature who exercises functions or responsibilities with respect to the programs, is that the statute that the CFR is indicating and if it is, then functions and responsibilities with respect to the program's the Attorney General only enforces the law, even not set policy. And I think that's been very made very clear. That's why the US delegate is the only one that's prohibited from actually participating and it gives this board the ability to decide whether or not local officials should be part of the program or not. The problem with that is that you're taking a due process property right away from me, Douglas Moylan, being able to be part of a Section 8 program and receive money for my properties, as well as Mr. Moylan, who's here also to address you separately. Without any criteria. It's a violation of each individual's each individual citizen's due process right to understand what are the basis for the disqualification from participating in receiving money through the federal programs

and to be able to respond to it, Mr. Esteves has acknowledged, there is no set procedure set up for this. So, you put a citizen in the position of not only losing a money right to participate in Section Eight program, but also the ability not to appeal it. And that's why Mr. Moylan, I understand went to HUD directly. And then Mr. Esteves says well, would you like come before a board I'll put you before them, well that's not how the law is worded. You must have clear rights to challenge things that Mr. Esteves is doing. And I believe the HUD letter even said the board is supposed to review this. So, Mr. Esteves is making these statements. That's why I ask where's the legal opinion that sets up this position that Mr. Esteves has done to take away something from myself as a citizen, right to use my properties and apply to Section 8, as well as to Richard Moylan. Again, the statutes that he's citing, they don't say that the Attorney General can't rent out property to Section 8, the federal program, all it is, is that I cannot practice law outside of being the Attorney General, which I contend Mr. Esteves has blown way out of proportion because he doesn't understand the facts at hand, nor can he read the letters. If you read the letters from Richard Moylan, I'm the person that Mr. Moylan is losing his rights to. So, I agree with this fact. And that's not as an attorney. I did not sign as Douglas Moylan, Esquire this morning Attorney at Law. Douglas Moylan Attorney General. So having said that esteemed members of the board, I respectfully request that you please seek legal counsel, because this not only affects me, Mr. Esteves speaking on behalf of GHURA has muddled and taken vague language to punish the governor, the lieutenant governor, which I can, by the way, see, because the board members are appointed by the governor and not even a lieutenant governor. Lieutenant Governor doesn't appoint you. It's the governor. So, the question is whether the Lieutenant Governor should even be included within this vague statement here. The public auditor, you know, is the public auditor also being punished because his family for that matter, punished because of this vague language that is used here, when in fact, the only thing Congress has indicated was a policymaking body, you are federally regulated institution, the only person that could arguably and that was even a question, the delegate, he doesn't even vote in Congress. So, to include any member of Congress of the United States. Well, they decided their membership shall not have the ability to rent under Section Eight. But to allow the official within GHURA to make such broad determinations that affect the property rights of everybody on Guam, who serves as a public servant in the executive branch. And again, the executive branch is only the law enforcement branch. They do not set public policy. The public policy is set to the Guam legislature and Congress. Again, I recognize that they do specifically prevent congressional members from being and their families from partaking in the Section 8 program. So having said that, I respectfully request on behalf of myself, that I be allowed to continue with the section 8 program. And I will let Richard Moylan also address the Board in that regard. I do take issue and I ask that the board provide to me a copy of what Mr. Esteves has read into the record here. And I do object to the manner in which it was presented. I believe that Mr. Esteves has not received the proper legal advice, unless the board has

an actual legal opinion. And I'm not saying I'm going to issue the legal opinion or my office will. And there are procedures and Mr. Esteves was advised this through a letter that he sent to me when I indicated I was representing Mr. Moylan, in my private practice, and was going to withdraw at the end of the year of last year. But in the AG's office position, they have conflicts procedures where I would be out of the decision process. And even on Mr. Perez's contract, there's procedures who would be reviewing that, because I would make the disclosure at the time that Richard Moylan would be an individual in the contract situation. But I believe that the focus is whether or not the board has an actual legal opinion, Mr. Esteves has gone into an area of interpreting statutes, which are within his purview as he is an administrator. But the actual interpretation should respectfully be done through a form of legal counsel."

Vice Chairwoman Guzman thanked Mr. Douglas Moylan and added that the letter that he requested a copy of was now public record and a copy can be retrieved from GHURA's website. She recognized Mr. Richard Moylan, landlord, and opened the floor to him.

**[009/23] Mr. Richard Moylan stated the following:**

- He had to search for a great tenant to take care of his property.
- The property was purchased with his wife
- He wants the property to be handed down to another family and he expected the tenant to take care of it and he will take care of problems if they arise
- He is not asking that tenant to find another place if they are satisfied with what they have. It's not their fault
- He did not discriminate whether the person was on Section 8 or a regular customer looking for a house.
- He feels that his tenants deserve a chance to finish their education

**[010/23]** Deputy Director Esteves stated, "I'd like to, at least based on what was said. I do take some issue that Attorney Perez was having discussions without our knowledge. The Attorney General representing GHURA that's my understanding. We do not currently have an active legal service agreement with Attorney with the attorney Perez, that's actually still pending. So anybody out there any attorney claiming to represent GHURA definitely have issues definitely taking serious issue with that. Um, and you know, it's again, it's a difficult position, right, that that we're lacking. You know, I will say for the record, yes, the issue of not having legal counsel and GHURA has extended from the previous legal counsel, that is fact or sorry, previous Attorney General, and now still continues to be delayed under the new attorney general, regardless of the fact we need legal counsel and definitely would have been using, we've reported that to the board before, but now we're in a conflicted position that our default counsel is potentially conflicted, you know, so who do we talk to? Who does go and talk to when you have a conflict with your potential legal counsel? Right. And so, you know, definitely a gray area. But at the end of the day, regardless, again, I feel confident that my

staff and myself and all of us acted in good faith, because it's important to protect the integrity of the agency. And now, we may disagree on the interpretation, based on the interpretation provided us today was from private citizen, Douglas Moylan, not from the Attorney General, or not attorney, at least practicing attorney for the government. Right. So, you know, we'll take that for what that is. Our interpretation and the follow-on meetings and discussions we've had with feel very confident that HUD is standing behind our position. It's a determination at our level. The main reason and if you look at my response that I provided to Mr. Moylan, that was not that we are heartless, right? The issue is, regarding good cause, GHURA is the only one the one that determines good cause, and good cause as previously has been practiced, and based on approvals from HUD, for Conflict of Interest waivers, and some significant conflicts that they've approved, has always been based on the tenant."

**[011/23] Mrs. Norma San Nicolas, Section 8 Administrator, stated that:**

- The Section 8 program is for very low-income families.
- Section 8 advocates for the families.
- This is the reason that there are no grievance or due process for landlords because of the business relationship between GHURA and landlords. The binding documents for that agreement is the HAP contract.
- Section 8 terminates contracts with elected officials that have functions or responsibilities as per the program.
- It isn't just financial gain, but also influence on the program
- Prosecutorial discretion is cited

Vice Chairwoman Guzman stated that all the information provided was a lot to absorb as everything introduced to the board was only being brought before the board for the first time. She added that the board will not come to a decision right away. She also added that the board would need to discuss the issues further as there are two issues, one being the letter for the board and the other being the waiver. She believed that the board needs legal guidance and structure. Therefore, the board would not be making a final decision at the board meeting. She thanked Mr. Douglas Moylan for offering the opportunity for the Attorney General's Office to continue to represent the agency. She inquired about whether the situation was time sensitive because there is a tenant currently living in the house. Mrs. San Nicolas stated that a letter of Termination was sent out when the conflict was discovered, so 30 days from the day it was sent out.

Vice Chairwoman Guzman stated that a lot of information was shared at the meeting and would like for the board to discuss it further at a later date.

Commissioner Ishizaki inquired to the Deputy Director about whether HUD transmitted a written response to the conversation that was had regarding the conflict of interest. Deputy Director Esteves indicated that HUD had not but would request that they highlight the talking points of the discussions to share with the board.

Brandon Moylan stated that Richard Moylan's tenant would be willing to write a letter stating how the situation is affecting her and her children. She and her children have lived in the home for roughly a year and has been a very good tenant with respectful children. He added that it is very difficult to find tenants like that. Due to having to find another place to live in such a short time, she is having difficulty finding an adequate place to live at the moment.

Vice Chairwoman Guzman stated that in summary, GHURA is to get legal guidance and a discussion on the conversation from HUD before the board can determine what type of action will be taken. Vice Chairwoman Guzman turned the meeting back over to Chairman Rivera.

## **V. EXECUTIVE DIRECTOR'S REPORT**

**[012/23] Director Napoli GHURA has been with a Legal Services Agreement because it is awaiting action from the Attorney General's Office. In consideration of pending litigation cases, guidance needed to protect the agency against potential liabilities, GHURA feels the need for temporary legal counsel and in-house legal counsel and feels it is warranted. A position has been identified to reprogram to a temporary Attorney III Position, this is in accordance with the FY2019-015, a Resolution approving the delegation of authority given to the Executive Director to reprogram positions approved by the board in the regular budget cycle. It is also based on a statute on how to recruit for attorneys.**

**Chairman Rivera stated that given all that has transpired, he requested that all the information be provided to the board before the next board meeting. Director Napoli added that GHURA will be announcing Groundbreaking ceremonies for (2) LIHTC for affordable housing units, Summer Breeze I and Summer Vista. Invitations will be sent out.**

**GHURA staff has also attended the Build America, Buy America webinars, and was invited to attend the OIG Fraud Training. GHURA Staff will be participating in 2023 Grants Management Overview Training from February 20-24, 2023.**

## **VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

**[013/23] Director Napoli deferred to Dr. Bersamin for further discussion. Dr. Bersamin stated the following:**

- 1. Reminders:** Pursuant to Title 5GCA, the board needs to complete the Executive Management 6<sup>th</sup> month Performance Evaluations for:
  - Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)
  - Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)

- 2. Next proposed scheduled Board Meeting: Tuesday, February 14, 2023  
@ 12:00 p.m.**

**[014/23] Chairman Rivera indicated that Ms. Audrey Aguon, Special Assistant, will send out notices to commissioners via email regarding a consensus on the next scheduled board meeting date.**

**The Umatac Baseball Field is completed and ready for a Ribbon Cutting Ceremony, Inarajan Basketball court is also completed.  
HOME ARP Allocation planned has been approved- \$3.8 million has been used to build affordable units for vulnerable clients.**

## **VII. ADJOURNMENT**

**[015/23] Commissioner Sanchez motioned to adjourn. There were no objections. Motion passed to adjourn the meeting at 1:52PM.**

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS**

**RESOLUTION NO. FY2023-008**

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

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE PROGRAM COORDINATOR III POSITION (SECTION 8 DIVISION)**

**WHEREAS,** Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

**WHEREAS,** Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

**WHEREAS,** Ms. Nicole R. Alejandro submitted her request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Program Coordinator III based on exceptional qualifications; and

**WHEREAS,** Ms. Alejandro’s exceptional qualifications for the Program Coordinator III position consists of the following:

- **Education** –
  - 2005 BA – Business – Marketing – Univ. of Puget Sound, WA
  - 2001 AA – General Studies – Olympic College
  - College Credits – University of Guam – Transferred to US Colleges
  
- **Work Skills** –
  - 1) Regional Marketing Manager – Trane Company (specializes in HVAC) – 2 years
    - Led HVAC marketing programs for 7 states;
    - Identified target markets and analyzed trends;
    - Miscellaneous projects to align with corporate objective and regional marketing goals;
    - Supported Executive, HR and Safety efforts for employee engagement and communication

- 2) Marketing Manager – Heatcon Composite Systems – (Aerospace Industry) – 5 years
  - Designed and reported key performance indicators for customer satisfaction metrics.
  - Organized and restructured marketing departments to streamline processes.
  - Executed various marketing vehicles for product promotions (national/internationally)
  - Developed and lead to improve sales
  
- 3) Held other managerial positions serving in the capacities of a Vertical Marketing Manager (2 years), SMB Marketing Manager (3 years) and Brand Manager (4 years). The major duties included:
  - Quarterly strategy planning for target marketing;
  - Designed and implemented branding programs;
  - Produced processes to align departments;
  - Maintained and managed leads;
  - Defined and tracked effectiveness of sales campaigns.

**WHEREAS,** the interview panel’s report stated in part, *“that the panel is pleased to recommend Ms. Alejandro for the position of Program Coordinator III. Ms. Alejandro did very well in answering job related questions during the interview. Her experience, display of character and resourcefulness makes her ideal for the position”*.

**WHEREAS,** a review of Ms. Alejandro’s leadership and project management skills is directly applicable to the functions of the Program III which will monitor and provide much needed quality control for the integrity of the Section 8 Housing Choice Voucher Program; and

**WHEREAS,** Ms. Alejandro’s over 16 years management experience comes at the right time for succession planning purposes, as four of the six (6) supervisory/ administrator level positions in the Section 8 division, are eligible to retire within the next 1-3 years; and

**WHEREAS,** prior to being selected for this classified position, Ms. Alejandro served as a Program Coordinator II, temporary hire in the Modernization Division where she proved herself working relentlessly to obligate 90% of the funds for three (3) projects totaling over \$550,000.00, all while operating under a very tight deadline with limited staffing to meet HUD’s obligation due date of 11/22/2022; and

**WHEREAS,** management is confident Ms. Alejandro will be a great asset in the administration of the Section 8 Division as a Program Coordinator III; and

**WHEREAS,** management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave, etc.) is competitive with the private sector and respectfully requests an above step recruitment of Ms. Nicole R. Alejandro at **NG4-9(C)**, \$66,320.00 pa; \$31.88 phr; and



**WHEREAS,** the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (**i.e., OG3-2(A)**, \$44,401.00 p/a; \$21.35 p/hr through **OG3-10(F)**, \$74,306.00 p/a; \$35.72 p/hr - maximum), but supports management's request for the above-step recruitment; and

**WHEREAS,** funding for this position is available from Section 8 Funds; and be it further

**RESOLVED,** that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:

**Ms. Nicole R. Alejandro, NG4-9(C), \$66,320.00 p/a; \$31.88 p/hr.**

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 21, 2023  
PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYES:**

**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 21, 2023.**

**SEAL**


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**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:** February 3, 2023

**SUBJECT:** Intent of Award  
IFB # GHURA-23-05-MOD7-AMP1;  
Renovation of Seven (7) Public Housing Units

Bid opening for the subject project was held on January 27, 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 Corp.	[x] 15%	\$223,000.00
2	O.H. Construction	[x] 15%	\$235,000.00
<b>Government Estimate</b>			<b>\$255,350.00</b>

The intent of the project is to modernize units as per scope of work. Base Bid 1 consists of 7 vacant units at the AMP1 sites. Of these 7 vacant units, 1 unit is located in Mongmong, 3 units are in Sinajana, 2 units are in Asan, and 1 is in Agana Heights. Modernization includes but is not limited to, cleaning building interiors and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work. A detailed scope of work is included in the bid documents for review.

In review of the bid results: Genesis-Tech Corp. provided the lowest responsive and responsible bid. Genesis-Tech Corp. has completed several major GHURA projects over the last 12 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 Genesis-Tech Corp. for the total amount of \$223,000.00. Funding is available under the Capital Fund Program.

Attachments: Bid Tabulation  
Clearance  
Gov cost estimate



Elizabeth F. Napoi, Executive Director

IFB-GHURA-23-05-MOD7-AMP1

Renovation of seven (7) Public Housing Units

Proposal due date: January 27, 2023

Proposal due time: 2:00 p.m.

No	NAME OF BIDDER	Base Bid item	Bid Bond	Name of Bonding Co. and name	HUD 5369-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 01B	Contractor License	Addendum 1
1	Genesis Tech. Corp.	✓ 223000.00	CC 33450.00	Cochner's check	✓	✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓	✓	✓	✓	✓	✓	✓
2	O.H. Construction	235,000.00	15%	Waylins Ins.	✓	✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓	✓	✓	✓	✓	✓	✓

ATTESTED BY: EPadua Date: 1/27/23  
[Signature] Date: 1/27/23

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

To: File  
 From: Architect & Engineering Manager  
 Subject: GHURA-23-05-MOD7-AMP1; Renovation of Seven (7) Public Housing Units

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current 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
<b>Department of Labor:</b>		
ALPCD	1/31/2023	1/31/2023
Fair Employment Practice	1/31/2023	1/31/2023
Wage & Hour	1/31/2023	1/31/2023
Workers Compensation	exp. 6/30/2023	exp. 6/8/2023
<b>Guam Contractors License Board</b>	Contractor to obtain clearance from Guam Contractors License Board	
<b>U.S. Department of Labor</b>	1/31/2023	1/31/2023
<b>Revenue &amp; Tax EIN/SSN</b>	Contractor to report to Revenue and Tax Office	
<b>OSHA</b>	2/2/2023	2/2/2023
<b>SAM Debarred List</b>	2/2/2023	2/2/2023

  
 Sonny P. Perez, PE

## CFP Amp-1 (7units MOD)

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

12/29/2022

### BASIC BID

LOCATION	Unit Number	Bedrm.	Estimate Cost
Amp-1, gh-250, Sinajana	1B ATIS	3	\$ 37,832.50
Amp-1, gh-250, Sinajana	2B KINDO	3	\$ 29,655.00
Amp-1, gh-250, Sinajana	6A MAKIN	2	\$ 37,832.50
Amp-1, gh-250, Agana HT.	9B SALAS	3	\$ 37,832.50
Amp-1, gh-250, Mongmong	15A VD PEREZ	3	\$ 37,832.50
Amp-1, gh-26, Asan	18 MJLG	3	\$ 36,532.50
Amp-1, gh-26, Asan	24 MJLG	3	\$ 37,832.50
	Total		<u>\$ 255,350.00</u>

## COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom Ghura-250		CONSTRUCTION CONTRACT NO.		SHEET 1 OF 1
PROJECT TITLE:reno-4bdrm		IDENTIFICATION NO.		
ESTIMATED BY Andrew M. Manglona, Planner III		DATE PREPARED		5/12/2022
ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Termite treatment	1200	sf	\$ 0.60	\$ 720.00
Interior Painting	2400	sf	\$ 1.50	\$ 3,600.00
exterior entry & exit doors	2	ea	\$ 1,700.00	\$ 3,400.00
exterior storge & WH doors	3	ea	\$ 1,200.00	\$ 3,600.00
interior bedroom doors	4	ea	\$ 750.00	\$ 3,000.00
interior bathroom & hallway doors	3	ea	\$ 550.00	\$ 1,650.00
screen panels (repair)	4	ea	\$ 150.00	\$ 600.00
Kitchen up-grade	1	ea	\$ 4,200.00	\$ 4,200.00
remove old tiles & dispose	1200	sf	\$ 1.20	\$ 1,440.00
install vinyl floor tiles	1200	sf	\$ 2.75	\$ 3,300.00
bathroom up-grade	1	ls	\$ 1,600.00	\$ 1,600.00
lighting fixtures	12	ea	\$ 125.00	\$ 1,500.00
Change out medicine cabinet	2	ea	\$ 125.00	\$ 250.00
New range hood	1	ea	\$ 120.00	\$ 120.00
smoke detector	5	ea	\$ 220.00	\$ 1,100.00
replace light switch & outlets	12	ea	\$ 65.00	\$ 780.00
exterior works	1	ls	\$ 1,200.00	\$ 1,200.00
General cleaning-in & out	1	LS	\$ 650.00	\$ 650.00
total			\$ -	\$ 32,710.00
				Estimate cost per Bedroom Size
				\$ 8,177.50
Up-grade electrical panel box	1	LS	\$ 7,500.00	\$ 7,500.00
Sewer replacement	1	LS	\$ 8,000.00	\$ 8,000.00
Sewer replacement	1	LS	\$ 8,000.00	\$ 8,000.00
Sewer replacement	1	LS	\$ 12,000.00	\$ 12,000.00
Sewer replacement	1	LS	\$ 12,000.00	\$ 12,000.00
Up-grade kitchen cabint replacement	1	LS	\$ 5,800.00	\$ 5,800.00

UNIT COST BASED ON PREVIOUS MOD PROJECTS



# 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)



February 3, 2023

TO: Board of Commissioners

FROM: Executive Director, Elizabeth F. Napoli 

SUBJECT: **Change Order No. 1**  
IFB#GHURA-08-26-2021-HOME; Design-Build & Construction of Two New Homes in Agat and Dededo

### Background:

Bid Number: IFB#GHURA-08-26-2021-HOME: Design-Build & Construction of Two New Homes in Agat and Dededo

Design NTP: Commencement 2/14/2022

Construction NTP: Commencement 06/30/2022 to Completion 2/25/2023 (240-Days)

Percent Progress: 60%

### Description, Amount and Justification:

Genesis-Tech is currently contracted for the Design-Build & Construction of Two New Homes in Agat and Dededo. A/E staff and the contractor conducted a site inspection at L12 B2 T240 Astumbo, Chalan Panao, Dededo and discovered the actual topographic of the site differs from the bid documents sketch provided, which show the new building pad to be four (4) feet above the existing grade. The actual survey topographic consisted of a greater slope of eight (8) feet above the existing grade. See attachment.

Cost Analysis and Justification: Original Contract Amount - \$650,000.00

1) L12 B2 T240 Astumbo, Chalan Panao, Dededo

a. **Materials Costs: \$25,293.00**

- Compacted backfill interior and exterior of building ----- 450 CY
- 8x8x16 CMU blocks ----- 827 pcs.
- CMU Grout (3000 psi) ----- 6.5 CY
- #5 Rebars ----- 0.5 ton
- Form work material ----- 1 Lot
- Exterior Plaster and 2 Coat Painting ----- 1 Lot

b. **Labor Costs: \$10,900.00**

GHURA does not discriminate against persons with disabilities.  
The Chief Planner has been designated as Section 504 Coordinator.  
The Coordinator can be contacted at the above address and telephone numbers.



c. Time Extension: additional 90 days

The time extension request is based on two matters: additional work to correct the discovered site conditions and the inclement weather experienced between November 2022 and January 2023. No site topographic information was provided in the bid specification. At initial inspection, the worksite that was covered by shrubbery and trees, appeared relatively level. The worksite was only visually inspected and not professionally surveyed. Only after site clearing and installation of the foundation outlay that the additional fill and construction material required for a proper construction installation and plumbness. The work involved from design, design approval, permit review, material purchase and delivery and installation is 45 days.

Secondly, although the contractor cannot claim rain delays on this project because it's a firm-fixed contract, the inclement weather between November 2022 and January 2023, began washing out the jobsite and was dangerous to the workers to maintain their productivity. The contractor corrected and restored the jobsite to pre-washout conditions, at no cost to GHURA but the restoration also contributed to project delays. The inclement weather conditions delayed the project by 45 days.

Based on A/E staff's review, we are requesting Board approval for a change order/contract modification with Genesis-Tech in the amount of \$36,193.00 for the additional work stated above. A/E staffs has determined the cost proposals are reasonable and acceptable.

Attachment: Contractor cost proposals



TRANSMITTAL

Date : January 19, 2023

To : **Sonny Perez**  
Architectural & Engineering Manager  
Guam Housing and Urban Renewal Authority

Attention : **Andrew Manglona**  
FME Management

Subject : Submittal No. 13  
**Design-Build & Construction of Two New Homes in Agat & Dededo**  
**GHURA-08-26-2021-HOME**

**FORWARDED HEREWITH:**

Shop Drawing Plan    Specifications    Request for information's    Electronic File os Diskette(s)  
 Copies of Drawings    Transmittal Letter    Material Submittal    Estimates    Others

**This Package Includes the following:**

Item No.	Item Description	No. of Copies			Contract Reference Documents	For Action Code
		Qty.	Units	Dept.		
1.0	<b>Request of Changer Order Letter-No. 1</b>	3	pages	GHURA		
2.0	<b>Detailed Plans and Job-site pics</b>	9	pages			

REMARKS:

THE FOLLOWING ACTION CODES ARE GIVEN TO ITEMS SUBMITTED

**A-Approved as submitted**

**B-Approved as noted**

**C-Disapproved**

  
Genesis-Tech Corporation

REC'D SECTION 8  
 JAN 20 2023 4:24 PM

***Genesis-Tech Corporation***

P.O. Box 23059 Barrigada, Guam 96921

Tel/Fax: (671)637-3370

genesistechguam@gmail.com

01/19/2023

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: Design-Build & Construction of Two New Homes in Agat & Dededo  
GHURA-08-26-2021-HOME

Subject: **A Change Order Request No. 001**  
**Additional/Change Order and Time Extension**

Hafa Adai,

This change order request is based on the Actual Topographic of the Site(Astumbo, Dededo) differs from the Bid documents sketch provided(see page 3-5) which show the new building pad to be four (4) feet above the existing grade.(Note: No actual survey topographic provided in the Bid Documents) The actual existing topography consisted of a greater slope and eight (8) feet vertical elevation from property line adjacent to the road and rear side of the property.

The existing Cul-de-sac lowest point is at the subject project driveway entry to avoid any water runoff from the road to the building, the entire building pad must be set at six (6) inches higher than the road which requires an additional four (4) feet of CMU layers and compacted fill interior and exterior of building.

Also, added wood form work height support needed on building roof overhang. Bid documents wrote down building pad 4ft max above the existing grade at building rear.

The building pad is 8ft above the existing grade. See attached drawings for your references for this change order request.

**Additional Construction Works (L12 B2 T240 Astumbo, Chalan Panao, Dededo):**

a. Materials Cost \$25,293.00

-Compacted backfill Interior and Exterior of Building -----	450 CY
-8x8x16 CMU blocks -----	827 pcs.
-CMU Grout (3000 psi) -----	6.5 CY
-#5 Rebars -----	0.5 ton
-Form work material-----	1 Lot
-Exterior Plaster and 2 Coat Painting-----	1 Lot

b. Labor Cost \$10,900.00

**The proposed additional cost \$36,193.00 as Lump Sum Basis**

Construction area were saturated due to frequent rain shower and heavy tropical rain throughout the construction period for the past few months, which adversely affects the work progress, has affected the work progress primarily the groundwork. It was difficult to move every next stage due to safety issues in the job-site condition.

In recent weeks, the situation has worsened, and previously unseen heavy rains and showers have made it difficult to work outdoors.

The site was divided into Agat and Dededo, so the work continued by moving personnel from one site to another while keeping an eye on rapid weather changes. To mitigate the impact of the delay schedule on the cause, we tried to deploy added workforce and work on weekends to quickly resolve the problem of the delayed schedule. Despite such efforts, it is a construction activity that takes longer than planned.

GHURA representatives requested to assemble and submit all related documentation at one time and not be "piece-mealed". It was explained to me the change order approval process involved the review and approval by the GHURA board and therefore required a completed detailed engineered package before proceeding.

Completion of the design, assembly of documentation, purchase and delivery of materials, availability of equipment and manpower have all contributed to the 90-day delay.

Therefore, we request an extension of this time of approximately 90 Days to complete this project. Your kind review and acceptance of this proposal would be greatly appreciated.

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

Sincerely yours,



Young Kim  
General Manager

Attachments:9 pages of Detailed Plans and Job-site pics.

CC: Mr. Andrew Manglona  
AE Planner

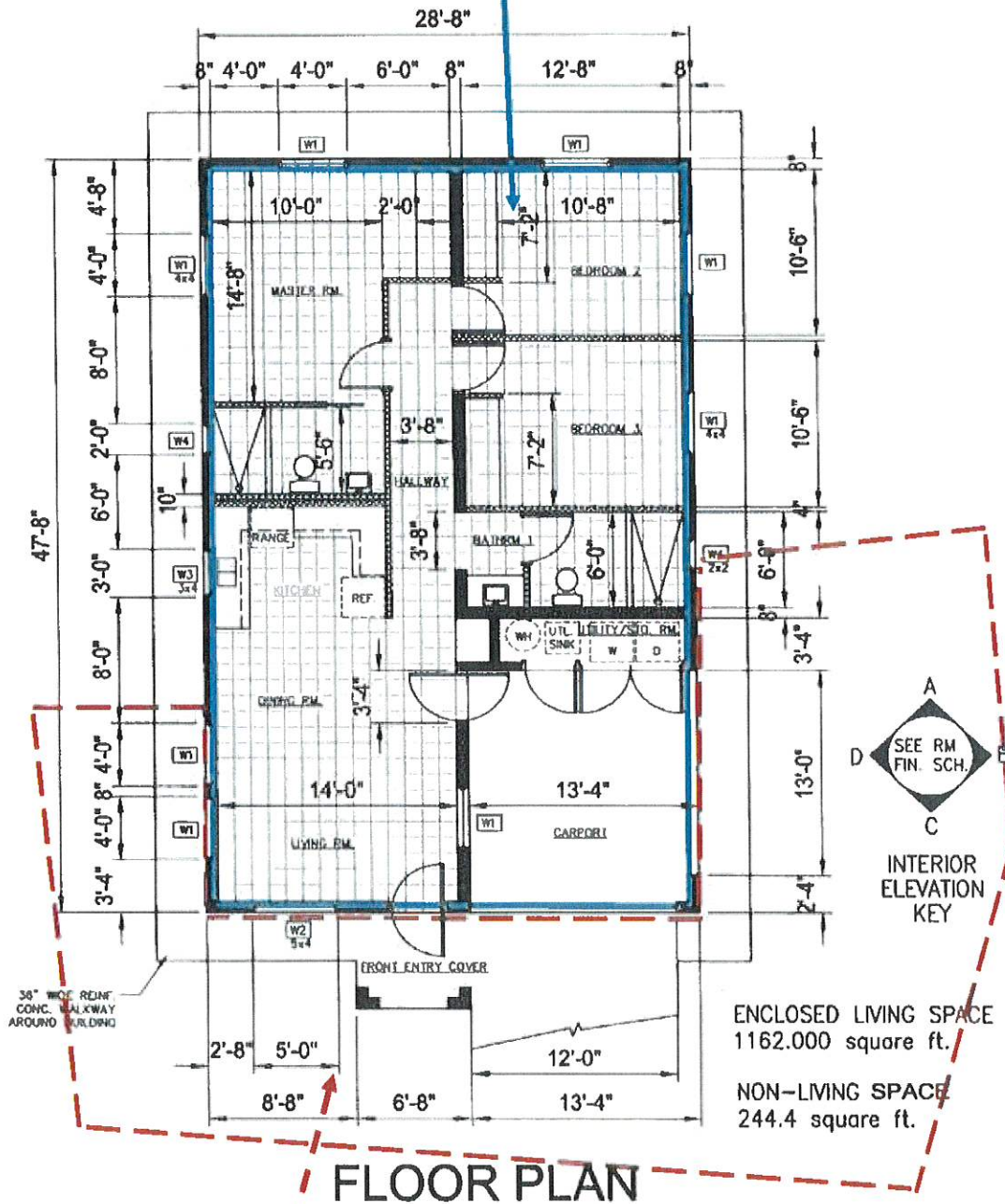
**Additional**

180LF x 4FT High = 720SF/0.87 SF(CMU Area) =827 pcs. CMU Blocks.

CMU Grout:6.5 CY

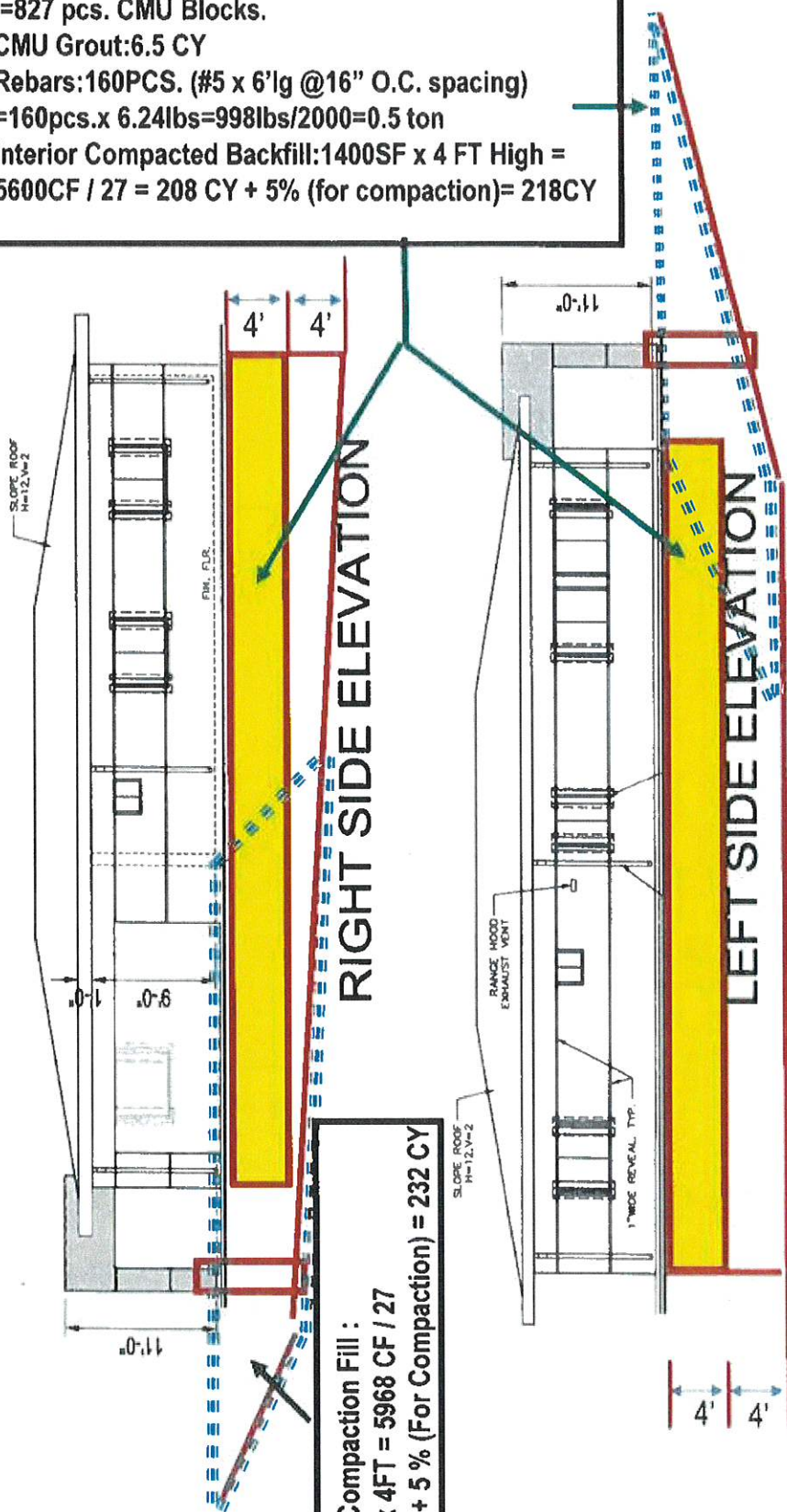
Rebars:160PCS. (#5 x 6'lg @16" O.C. spacing)=160pcs.x 6.24lbs=998lbs/2000=0.5 ton

Interior Compacted Backfill:1400SF x 4 FT High = 5600CF / 27 = 208 CY + 5% (for compaction)= 218CY

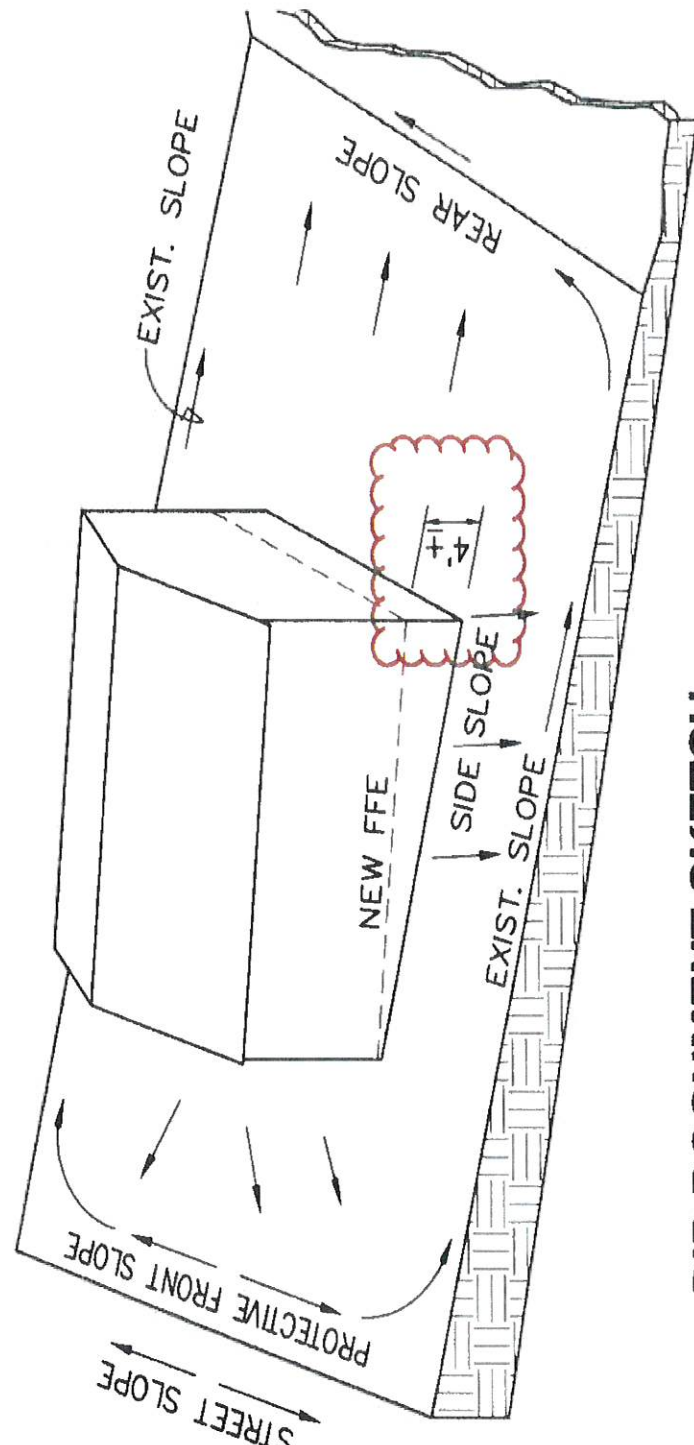


Exterior Compaction Fill : 1492 SF x 4FT = 5968 CF / 27 = 221 CY + 5% (For Compaction) = 232 CY

Additional  
 180LF x 4FT High = 720SF/0.87 SF(CMU Area)  
 =827 pcs. CMU Blocks.  
 CMU Grout:6.5 CY  
 Rebars:160PCS. (#5 x 6'lg @16" O.C. spacing)  
 =160pcs.x 6.24lbs=998lbs/2000=0.5 ton  
 Interior Compacted Backfill:1400SF x 4 FT High =  
 5600CF / 27 = 208 CY + 5% (for compaction)= 218CY

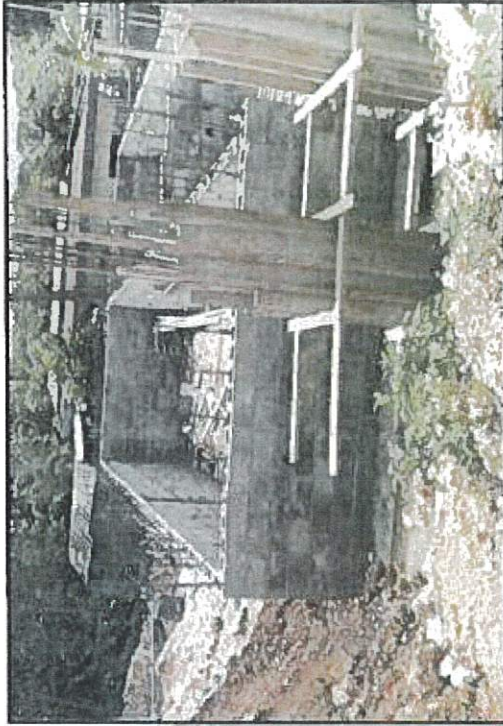


Exterior Compaction Fill :  
 1492 SF x 4FT = 5968 CF / 27  
 = 221 CY + 5 % (For Compaction) = 232 CY



**BID DOCUMENT SKETCH**

**PANIO SITE GRADING LAYOUT**  
**L12 B2 T240 Astumbo**

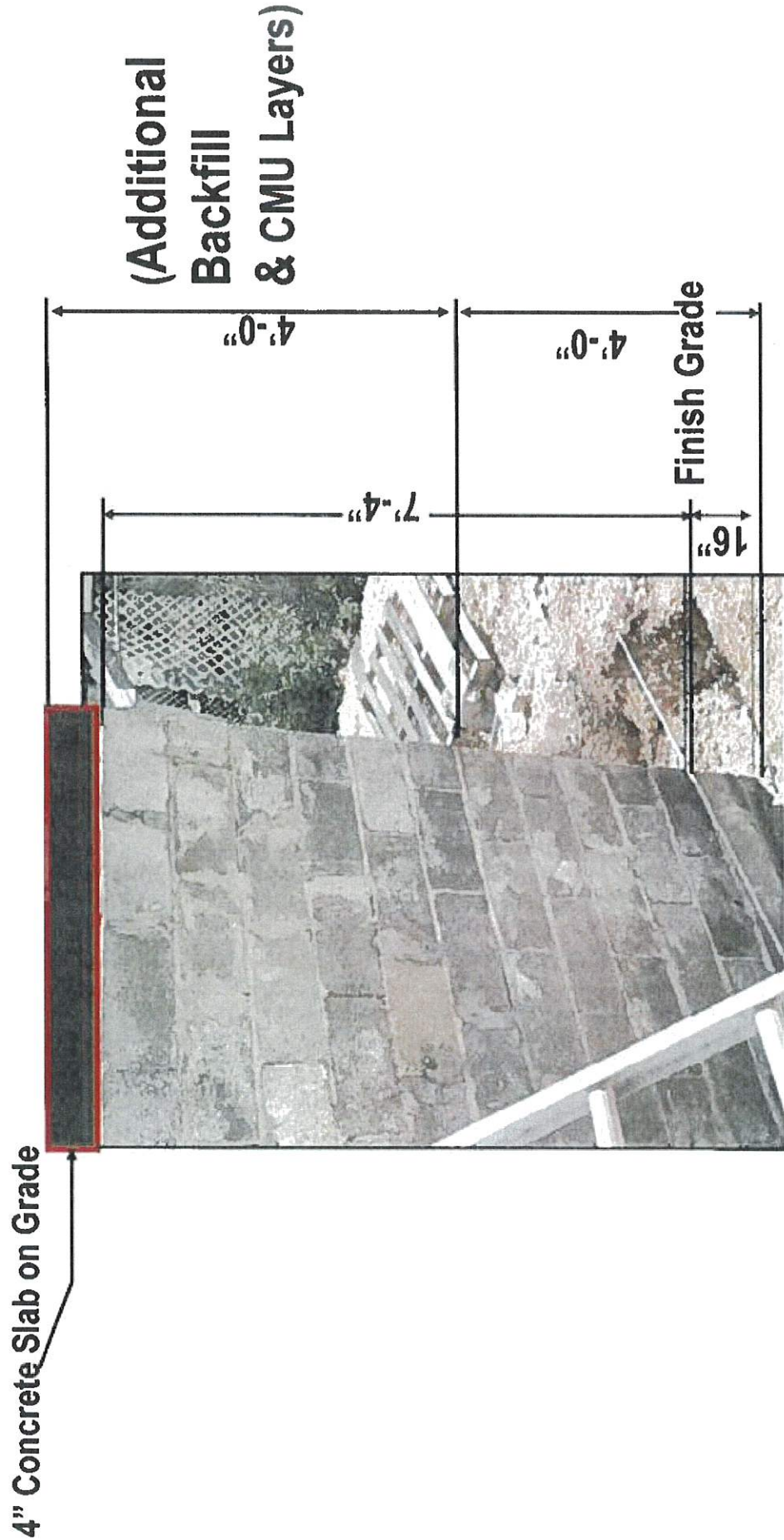


Construction Front View



Side Elevation





**Right Rear Building Corner Photo**



**Additional Works\_L12 B2 T240 Astumbo, Chalan Panao, Dededo**



## **BUILDING FRONT PHOTO**



## BUILDING SIDE PHOTO



**BUILDING REAR / SIDE PHOTO**



# 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](http://www.ghura.org)



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Nathanael P. Sanchez**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

February 17, 2023

**To:** Board of Commissioners, Guam Housing and Urban Renewal Authority


**From:** Executive Director, Guam Housing and Urban Renewal Authority

**Subject:** Notice of Intent to Award - Professional Services Small Purchase

**Ref:** GH-12-14-22 – Legal Services

GHURA intends to award Professional Services Small Purchase GH-12-14-22 to McDonald Law Office. As previously reported, GHURA has been working to obtain legal services. The draft Professional Services Agreement has undergone review by the OAG for form and legality. The final Professional Services Agreement is subject to final review and we anticipate a reasonable turn around time. This is intended to bridge GHURA's current needs towards long-term solutions.

Very Respectfully,

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